



**Infrastructure
Funding
Statement
2021 - 2022**

**Annual Statement on Developer
Contributions obtained through the
Planning System**

December 2022

1. Introduction

This Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all developer contributions agreed, received, held and spent by Cumbria County Council in the 2021/2022 financial year. Publishing this data is a requirement of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. Infrastructure Funding Statements are intended to improve transparency in respect of developer contributions and help promote improved co-ordination and delivery of infrastructure.

2. Two-tier Local Government and LGR

In Cumbria at present, there exists a County Council on the upper tier, covering the whole administrative area. At the lower tier, there are a number of district councils, covering smaller administrative areas. Cumbria also has two national parks (Lake District and Yorkshire Dales) which are local planning authorities, but which also fall within one (or more) districts. For the purposes of this IFS, the reporting is focused on districts although this position will be reviewed for future versions of the document when Cumbria will be replaced by the two new unitary authorities of Cumberland and Westmorland & Furness.

The statutory responsibilities for public services in two tier areas are assigned to one or other of these levels –for instance, county councils are responsible for matters such as:

- Highways
- Transport
- Education
- Waste management (e.g., household waste recycling centres and landfill sites)
- Libraries
- Social care
- Minerals and waste (outside of national parks) plus 'Regulation 3' planning applications (i.e., schools, libraries & care homes owned/controlled by the County Council)

Whereas the following are typically dealt with at the lower tier level by the relevant district:

- all other planning applications (unless within national parks which are the 'local planning authority' for determining applications)
- Housing (e.g., ensuring provision of affordable housing and devising housing strategies)
- Waste collection (kerbside)
- Environmental health
- Leisure and recreation.

The County Council works collaboratively with the district/borough Councils and National Park local planning authorities to shape their Local Development Plans and produce Infrastructure Delivery Plans, against which requests for developer contributions are also informed.

3. Community Infrastructure Levy

Developer Contributions can also be secured through the planning system using the Community Infrastructure Levy (CIL) which is a locally set tariff rate based on the floorspace created by certain types of development. Within Cumbria, CIL is currently only established and collected in South Lakeland District Council's planning area (which excludes areas that fall within the national parks).

Within the 2021-2022 financial year the County Council has not received any CIL funding from South Lakeland District Council. When CIL funding is received by the County Council this will be reported in future Infrastructure Funding Statements.

4. s106 Developer Contributions

A Section 106 agreements uses a formal legal contract between involved parties and contains obligations that relate directly to the development and are fair and reasonable in scale and kind. Obligations may include on-site requirements such as the construction of affordable housing, or financial contributions towards off-site provisions such as education and health

This statement has been structured to provide a concise overview of the key figures we are required to report.

The following definitions are used to reflect the various stages of developer contributions:

Agreed

Contributions that have been agreed within a signed legal document which have not yet been collected. In the majority of cases this is due to the trigger point within the agreement not being met yet.

Received

Contributions received, either monetary or non-monetary.

Allocated

Contributions that have been received and allocated internally to specific projects.

Spent

Monetary or non-monetary contributions that have been applied to finance expenditure.

5. Data Tables

Table 1: Financial Summary – Agreements entered into during 2021/2022 and agreed contributions per District

District	Description	Amount Agreed
Allerdale Borough Council	Highway Contribution	£ 5,500
	Travel Plan Admin	£ 13,200
Carlisle City Council	Education-Primary	£ 162,580
	Education-Secondary	£ 598,078
	Highway Contribution	£ 5,500
	Travel Plan Admin	£ 13,200
Eden District Council	Travel Plan Admin	£ 6,600
South Lakeland District Council	Highway Contributions	£ 140,000
	Other (off-site drainage flood mitigation works)	£ 277,000
	Travel Plan Admin	£ 6,600
Barrow Borough Council		£ 0
Copeland Borough Council		£ 0
Total		£ 1,228,258

Table 2: Details of Agreements in 2021/2022 (note: there were no new agreements for the Copeland or Barrow areas in 2021/2022)

Allerdale Borough Council

Agreement No	Signed Date	Site Location	Development Summary	Clause Group	Summary	Amount Due
02/18/0493	28/05/2021	Land East Of, Causeway Road, Seaton, Workington, CA14 1LP (Princess Hall?) Replaces 17-0277	Outline application for residential development comprising up to 100 dwellings with details of access and associated works	Highways	Travel Plan Monitoring	£6,600.00
				Total for 02/18/0493		£6,600.00
02/20/0010	08/04/2021	Land To The East Of Heatherfields Broughton Moor Maryport (Calluna Grange) Supersedes 02/14/0868	Residential development of 66 no dwellings and associated infrastructure - https://allerdalebc.force.com/pr/s/planning-application/a3X3X000004DNbDUAW/ful20200010	Highways	Travel Plan Monitoring Fee	£6,600.00
				Highways	TRO Contribution- extending the 30mph speed limit along Dearham Road	£5,500.00
				Total for 02/20/0010		£12,100.00
Total For Allerdale Borough Council						£18,700.00

Carlisle City Council

Agreement No	Signed Date	Site Location	Development Summary	Clause Group	Summary	Amount Due
01/19/0840	01/04/2021	Land off Warwick Road, Carlisle	erection Of Discount Foodstore With Car Parking And Landscaping (Outline)	Highways	Travel Plan Monitoring	£6,600.00
				Total for 01/19/0840		£6,600.00
01/21/0314	08/02/2022	Land to the East of Bunkershill, Orton Road, Carlisle	Residential Development & Associated Landscaping & Infrastructure	Highways	Highways Contribution towards cost of Highway Regulation Order for the relocating of a 30 mph zone and a new gateway feature at the Site	£5,500.00
				Education	Secondary Education Contribution - to provide	£277,079.00

					additional secondary school provision in Carlisle;	
				Education	Secondary Education Contribution - to provide additional secondary school provision in Carlisle;	£277,079.00
				Highways	Travel Plan Monitoring Fee	£6,600.00
				Total for 01/21/0314		£566,258.00
01/20/0500	15/12/2021	Land adjacent to Carleton Farm, London Road, Carlisle, CA1 3TY	Erection Of 50no. Dwellings (Including 20% Affordable) With Associated Infrastructure & Open Space	Education	Primary Education Contribution - to support the delivery of places at Cumwhinton Primary School the need for which is generated by the Development.	£162,580.00
				Education	Secondary Education Contribution - to support the delivery of places the need for which is generated by the Development.	£43,920.00
				Total for 01/20/0500		£206,500.00
Total For Carlisle City Council						£779,358.00

Eden District Council

Agreement No	Signed Date	Site Location	Development Summary	Clause Group	Summary	Amount Due
03/20/0402	10/06/2021	LAND OFF GREENBANK ROAD EDEN BUSINESS PARK PENRITH CA11 9FB	Proposed new build private training pool D2 Assembly and Leisure	Highways	Travel Plan Monitoring Fee	£6,600.00
				Total for 03/20/0402		£6,600.00
Total For Eden District Council						£6,600.00

South Lakeland District Council

Agreement No	Signed Date	Site Location	Development Summary	Clause Group	Summary	Amount Due
05/19/0602	01/09/2021	Land north of Laurel Gardens KENDAL LA9 6FE (aka Carus Green and Meadow Rigg)	Residential development with associated landscaping and infrastructure		Off-Site Drainage Works Contribution - upsize and divert the existing culvert to the NE of the Property so as to accommodate surface water drainage from the site.	£277,000.00
				Highways	Travel Plan Monitoring Contribution	£6,600.00
				Total for 05/19/0602		£283,600.00
05/16/9010	27/04/2021	Holme Park Quarry, Burton-in-Kendal, Carnforth, LA6 1NZ	Section 73 Application to vary Conditions 1, 2 and 3 of Planning Permission 5/96/9005 for the purposes of extending the timescales to complete quarrying operations at Holme Park Quarry until 2043 and to vary the phasing and restoration schemes	Highways	Extraordinary Traffic Payment £5K per year until 31/12/43 (21yrs @ £5k =£110,000)	£110,000.00
					Creation of Local Nature Reserve	
				Total for 05/16/9010		£110,000.00
05/17/0883	16/02/2022	Lakeland Leisure Park, Moor Lane, Flookburgh, LA11 7LT	Installation of 85 harstanding bases (for 85 Static Caravans) with associated infrastructure (above and below ground) , new internal access road, pedestrian footpaths and landscaping.	Highways	Highway Works, footway improvements along Moor Lane btw Leisure Park and playground	£30,000.00
				Total for 05/17/0883		£30,000.00
			Total For South Lakeland District Council			£423,600.00

Tables 3.1-3.5: Income and Expenditure 2021/2022 by Infrastructure Type per District (note: there were no monetary transactions against Allerdale agreements in 2021/2022)

Table 3.1: Carlisle City Council

Infrastructure Type	Received	Allocated	Spent
Education-Primary	£ 537,789.40		
Education-Secondary	£ 467,053.24		
Highway Contribution	£ 287,500.00		£ 7,000.81
School Transport			
Transport (Bus Services etc)			
Travel Plan Admin	£ 14,394.88		
Grand Total	£ 1,306,737.52		£ 7,000.81

Table 3.2: Eden District Council

Infrastructure Type	Received	Allocated	Spent
Education-Primary	£ 38,976.55		
Education-Secondary	£ 49,252.32		
Highway Contribution		£ 323,211.36	£ 6,258.29
School Transport	£ 38,114.00		
Transport (Bus Services etc)	£ 38,747.35		
Travel Plan Admin			
Grand Total	£ 165,090.22	£ 323,211.36	£ 6,258.29

Table 3.3: South Lakeland District Council

Infrastructure Type	Received	Allocated	Spent
Education-Primary	£ 146,659.89		
Highway Contribution	£ 13,683.75		
Other (off-site drainage flood mitigation works)		£ 277,000.00	£ 277,000.00
School Transport	£ 64,629.38		
Transport (Bus Services etc)			£ 28,665.00
Travel Plan Admin	£ 6,779.52		
Grand Total	£ 231,752.54	£ 277,000.00	£ 305,665.00

Table 3.4: Barrow Borough Council

Infrastructure Type	Received	Allocated	Spent
Education-Primary			
Education-Secondary			
Highway Contribution			
School Transport			
Transport (bus services etc)			
Travel Plan Admin	£ 7,933.20		
Total	£ 7,933.20		

Table 3.5: Copeland Borough Council

Infrastructure Type	Received	Allocated	Spent
Education-Primary			
Education-Secondary			
Highway Contribution			
School Transport			
Transport (bus services etc)			
Travel Plan Admin			£ 6,600.00
Total			£ 6,600.00