



**Infrastructure  
Funding  
Statement  
2019 - 2020**

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

**December 2020**

## Executive Summary

This is Cumbria County Council's first annual Infrastructure Funding Statement. It provides a summary record of all developer contributions that Cumbria County Council has secured, received and spent in 2019-2020 (i.e. from 1 April 2019 to 31 March 2020).

Infrastructure Funding Statements are intended to increase transparency of financial and non-financial developer contributions which are secured through the planning system in order to mitigate and/or offset the impact of new development on existing infrastructure.

Cumbria County Council seeks and secures developer contributions for a range of infrastructure and services that fall under its jurisdiction. Most contributions secured generally tend to relate to highways improvements, the expansion of educational facilities and transport provision.

Developer contributions are generally secured by the County Council through Legal Agreements entered into under Section 106 of the Town and Country Planning Act 1990. Consequently these legal agreements are commonly referred to as a 'Section 106' or 'S106' agreements or planning obligations.

Section 106 planning obligations are designed to mitigate the specific impacts of an individual development proposal and as such each is individually negotiated in the context of that development. Section 106 planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

In 2019-2020 the County Council entered into fifteen Section 106 legal agreements. The majority of these obligations related to residential developments. Twelve of the agreements secured monetary contributions. Through these a total of £2.65 million was agreed to be provided should the planning permissions they relate to be implemented and reach key milestones.

Within the 2019-2020 reporting year £3.98 million was received in developer contributions.

Approximately £500,000 of Section 106 receipts was spent in 2019-2020. Notable projects delivered utilising Section 106 monies during this period include a new classroom extension at Thursby Primary and provision of sustainable travel improvements in Kendal.

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## 1. Introduction

- 1.1 New development is essential to delivering sustainable growth and can provide manifold economic, social and environmental benefits; however large-scale new housing and commercial developments can also put added strain on existing infrastructure such as schools, roads, health facilities and recreational space. Consequently, the Government considers it appropriate that developers can be required to help fund new or improved infrastructure to mitigate and off-set the impact of their new development. Such developer contributions are secured through the planning system. They can encompass financial and non-financial contributions, or other works, to provide infrastructure to support new development and address its impact.
- 1.2 An Infrastructure Funding Statement (IFS) is an annual report which provides a summary record of all developer contributions agreed, received, held and spent by a Local Authority over a given time period. Infrastructure Funding Statements are intended to improve transparency in respect of developer contributions and help promote improved co-ordination and delivery of infrastructure. This is Cumbria County Council's first IFS. It reports on developer contributions in relation to the 2019-2020 financial year (i.e. 1 April 2019 to 31 March 2020).

### *Key Background*

- 1.3 As an upper tier local authority, Cumbria County Council is required to provide and maintain areas of key infrastructure across the County such as that relating to highways, public transport, the provision of sufficient school places for children, meeting the care requirements of the adult population and maintaining the safety of communities. Consequently Cumbria County Council seeks to secure developer contributions for a range of infrastructure and services that fall under its jurisdiction.
- 1.4 To assist the process of seeking and securing developer contributions the County Council adopted and published its [Planning Obligation Policy](#) in September 2013 so as to transparently set out the scope and range of contributions that it may seek from developers and the methodologies that would be used to calculate the level and/or nature of contributions sought. Most financial contributions secured by the County Council generally tend to relate to highways improvements, new/improved educational facilities and transport provision.

- 1.5 The County Council works collaboratively with the district/borough Council 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.
- 1.6 Within the County most developer contributions are secured through Legal Agreements entered into under Section 106 of the Town and Country Planning Act 1990. Consequently these legal agreements are commonly referred to as a 'Section 106' or 'S106' agreement or planning obligation. Section 106 planning obligations are designed to mitigate the specific impacts of an individual development proposal and as such each is individually negotiated in the context of that development. Section 106 planning obligations can only be sought where they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The Local Planning Authority determining a planning application ultimately decide what can be reasonably secured within a Section 106 Legal Agreement relating to a development having regard to the site and scheme specific circumstances of a proposal and its deliverability and viability.
- 1.7 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).

#### ***About the scope and content of this statement***

- 1.8 This Infrastructure Funding Statement only reports on developer contributions agreed and received through Section 106 Planning Obligations. It only contains information on financial contributions from developers that have been agreed with, collected, held or spent by Cumbria County Council. It should be read in conjunction with the Infrastructure Funding Statements produced by the District and Borough Councils within the County to get a full picture of all contributions agreed with and received from developers and the infrastructure that they have been spent on.
- 1.9 The County Council will look to include summary details of funding or provision of infrastructure provided under highways agreements (such as those made under Section 278 of the Highways Act 1980) in future Infrastructure Funding Statements.

- 1.10 Within the 2019-2020 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.
- 1.11 This statement has been structured to provide a concise overview of the key figures we are required to report. It is structured so as to first look at contributions agreed, then contributions received, followed by contributions spent.

## 2. Developer Contributions Agreed in 2019/20

2.1 The Council entered into twelve Section 106 agreements which secured financial contributions in 2019/20. Of these, ten related to residential housing developments while two related to commercial developments. Notable proposals against which monetary contributions were agreed include:

- Erection of 194 new houses on land to the north of California Road, Carlisle;
- Construction of 115 new houses on land east of Main Road, High Harrington, Workington;
- Creation of 149 new houses on land to the south of Carleton Road (A686) near Frenchfield in Penrith;
- Creation of a 6 Storey Office Building with Ground Floor Retail Unit at 1a and 1b Quay Street, Whitehaven;
- Erection of 106 new houses on land north of Sycamore Close, Endmoor, Kendal;
- Building of 35 new houses on land at London Road, Lindal-in-Furness, Barrow-in-Furness;

2.2 A total of £2.65m was agreed to be provided under planning obligations which were entered into during 2019/2020. Of this 77.5% (£2.05m) were agreed as contributions toward the provision of new education infrastructure, while 21% (£557,610) related to proposed highways improvements. The remaining amount is associated with the administration costs of the monitoring and implementation of travel plans. All amounts agreed are subject to an indexation allowance so as to account for the effect of inflation.

2.3 It must be emphasised that the amounts agreed are notional and will only come forward if the approved proposed developments to which they relate are progressed, commenced and substantially implemented. Some planning obligations may be varied or amended in time. Contributions will only be paid to the Council when each proposal reaches agreed milestones in the development of a site. As such some contributions may be made in installments across a number of years. Despite these uncertainties, the above figures do give a useful indication of what might be available to help fund new education infrastructure and improvements to the highway network in future years.

2.4 Details in respect of the developer contributions agreed (in terms of what the agreements relate to the provision of, the amount of financial contribution agreed, the triggers for payment of the financial contributions and the details of the planning permissions they related to) are set out in **Table A1.1** in **Appendix 1**.

### 3. Developer Contributions Received in 2019/20

- 3.1 A total of £3.98m in developer contributions was received in 2019/20. The majority of these contributions were related to education infrastructure provision. The contributions received included receipt of just over £2.6m to provide further primary school capacity so as to cater for additional pupils generated by new housing development within Penrith.



The Carleton Meadows development in Penrith

- 3.2 Details in respect of the amount of each developer contribution received, what the contribution can be used toward and the details of the planning permissions they relate to are set out in [Table A2.1](#) in [Appendix 2](#).

#### 4. Developer Contributions Spent in 2019/20

4.1 A total of £500,507 in developer contributions was spent during this period. Developer contributions either helped partly fund or fully fund a number of education and highways infrastructure improvement projects across the County. Details of three of the most notable projects delivered in 2019/20 utilising developer contributions are set out below. Details in respect of the amounts of developer contribution money spent, what it was spent on and the planning permission the money was secured from, are set out in **Table A4.1** in **Appendix 4**.

##### *Thursby Primary School*

4.2 Developer contributions were used to construct a new classroom at Thursby Primary School. The classroom was designed to integrate into the existing school building complex and provide an extended entrance corridor and cloakroom for children in key stage 2. The Council also took the opportunity to use other funding to make a number of other improvements to Thursby primary school, remodelling the main entrance to the building and constructing an additional withdrawal room.



New Classroom at Thursby Primary School

### ***Walking & Cycling Improvements along Shap Road, Kendal***

4.3 A £102,940 developer contribution was combined with funding received from the Cumbria Local Enterprise Partnership (LEP) to deliver an approximately £400,000 scheme to renew and improve existing footways in north-east Kendal to create more space for pedestrians, mobility scooters and cyclists. The improvements involved 1.21km of footway widening on Shap Road, from north of Queen Katherine Avenue to Longpool to allow for a 3metre wide shared-use path. They also included the provision of new on-road cycle advisory signage on Wildman Street, Ann Street, Castle Street, Castle Garth and Kirkbie Green. The scheme started in September 2019 and was completed shortly after the first UK Covid-19 lockdown.



### ***New Sunday Bus Service in Kendal***

4.4 Developer contributions were utilised to introduce a new Sunday bus-service (No. 40) running a circular route within Kendal (including Oxenholme). The service was introduced on 17 November 2019 and will be supported by developer contributions for a four year period.

Appendix 1 – Details of Section 106 Legal Agreements Entered into in 2019/2020

Table A1.1 – Monetary Developer Contributions Agreed and Entered into via Section 106 Legal Agreements in 2019/2020

District / Borough	Planning Permission Ref. & Type	Development and Location	Infrastructure Contribution Type	Contribution Detail	Contribution Amount	Contribution Trigger for Payment(s)
Carlisle	<b>18/0693</b> Full	Erection of Retail Floor Space and Drive-Thru on land west of Junction 44 of M6, Parkhouse, Carlisle	Highways	Installation of enhanced pedestrian links on Parkhouse Road.	<b>£35,000</b>	To be paid prior to the commencement of development. <i>(Both Paid 23 August 2020)</i>
			Highways	Travel Plan Monitoring	<b>£6,600</b>	
Carlisle	<b>18/1142</b> Full	Erection of 194 Dwellings on land north of California Road, Carlisle	Education – Primary	Additional capacity for Capacity for 16 pupils at Stanwix Primary School (or another school within 2mile radius of site)	<b>£300,032</b>	Prior to occupation of 1 <sup>st</sup> dwelling
			Education - Secondary	Additional capacity for 16 pupils at Trinity Academy or another secondary school within 4 mile radius of the site	<b>£589,296</b>	Prior to occupation of 1 <sup>st</sup> dwelling
			Highways	Off Site Cycle Network & Pedestrian Improvements - to support the construction of Cycle Route 11 (California Lane to Etterby)	<b>£282,000</b>	Prior to occupation of the 25 <sup>th</sup> dwelling
			Highways	Travel Plan Monitoring	<b>£6,600</b>	Prior to occupation of 1 <sup>st</sup> dwelling
Carlisle	<b>19/0247</b> Full	Erection of 25 Dwellings on land at Greymoor Hill, Kingstown Road, Carlisle	Education – Primary	To be used to deliver a new primary school facility within the catchments of Houghton C of E School, Kingmoor Infant and Junior School and Stanwix Primary School	<b>£29,000</b>	To be paid on completion of the Section 106 Agreement.
			Highways	Toward improvement of California Way and linking of local public rights of way network	<b>£1,160</b>	To be paid on completion of the Section 106 Agreement.
Allerdale	<b>2/2017/0246</b> Full	115 dwellings on land to the east of Main Road, High Harrington, Workington	Highways	Travel Plan Monitoring	<b>£6,600</b>	Prior to occupation of the 25 <sup>th</sup> dwelling
Allerdale	<b>2/2018/0372</b> Outline	Demolition of existing dwelling and re-development to provide part residential development and part allotments on land to the rear of Moor House, Marsh Terrace, Ellenborough, Maryport	Highways	Traffic Regulation Order for highway works resulting from creation of new access off A594	<b>£5,500</b>	Prior to construction starting in any unit. Contribution received August 2019.
Eden	<b>17/0527</b> Full	Erection of 28 Dwellings on land to the North of Hackthorpe Hall, Hackhorpe, Penrith	Education – Secondary (Transport Provision)	To provide secondary school transport as necessary.	<b>£38,000</b> (To be paid in two instalments of £19,000)	First instalment due prior to the sale, occupation or lease (SOL) of the 10th dwelling. Second instalment due prior to SOL of the 20th dwelling.
			Highways and Transport	Traffic Regulation Order to extend 40mph limit on the A6 (£6,250) and contribution toward public transport provision (£17,288)	<b>£23,538</b> (To be paid in two instalments of £11,769)	First instalment due prior to the sale, occupation or lease (SOL) of the 10th dwelling. Second instalment due prior to SOL of the 20th dwelling.

District / Borough	Planning Permission Ref. & Type	Development and Location	Infrastructure Contribution Type	Contribution Detail	Contribution Amount	Contribution Trigger for Payment(s)
Eden	<b>19/0222</b> Full	Erection of 25 Dwellings at Langwathby Hall Farm, Langwathby, Penrith	Education - Secondary	For secondary school education infrastructure.	<b>£98,216</b> (To be paid in two instalments of £49,108)	First instalment due prior to the sale, occupation or lease (SOL) of the 10th dwelling. Second instalment due prior to SOL of the 15 <sup>th</sup> dwelling.
			Education – Secondary (Transport Provision)	To provide secondary school transport as necessary as a consequence of the development.	<b>£38,000</b>	Due prior to the sale, occupation or lease of the 10th dwelling.
Eden	<b>19/0426</b> Full	Erection of 149 Dwellings on land to south of Carleton Road, Penrith	Education – Primary	For primary school capacity for additional pupils	<b>£600,012</b> (To be paid in two instalments of £300,006)	First instalment due prior to the occupation of the 60th dwelling. Second instalment due prior to occupation of the 80 <sup>th</sup> dwelling.
			Highways	Reconfiguration of Highway at Corney Place	<b>£123,680.48</b>	Due prior to the occupation of the 30th dwelling.
			Highways	Creation of pedestrian facilities at the A592 roundabouts with Cromwell Road and B5299 Norfolk Road	<b>£28,828.07</b>	Due prior to the occupation of the 80th dwelling.
			Highways	Widening of footways and improvement to toucan crossing and pedestrian island on Carleton Road	<b>£47,007.10</b>	Due prior to the occupation of the 60th dwelling.
			Highways	Travel Plan Monitoring	<b>£6,600</b>	
Copeland	<b>18/2546</b> Outline	Erection of six storey office building including the provision of a ground floor retail unit (with enabling demolition) on land at 1a and 1b Quay Street, Whitehaven	Highways	Travel Plan Monitoring	<b>£6,600</b>	Due within six months of the occupation of the development.
South Lakeland	<b>17/0841</b> Full	Erection of 106 Dwellings on land north of Sycamore Close, Endmoor, Kendal	Education – Primary	For the provision of extra pupil places at St Patrick Brouchs C of E Primary School	<b>£288,360</b> (To be paid in two instalments of £144,180)	First instalment due prior to the occupation of the 25th dwelling. Second instalment due prior to occupation of the 50 <sup>th</sup> dwelling.
			Education – Secondary (Transport Provision)	To provide secondary school transport as necessary as a consequence of the development	<b>£72,150</b>	Due prior to the occupation of the 75th dwelling.
Barrow	<b>B12/2018/0364</b> Full (Retrospective)	Erection of 2 storey building at Crooklands Garden Centre, Ulverston Road, Dalton-in-Furness	Highways	Travel Plan Monitoring	<b>£6,600</b>	Paid on date of agreement.
Barrow	<b>B07/2018/0375</b> Outline	Erection of 35 dwellings on land at London Road, Lindal-in-Furness	Highways	Traffic Regulation Order to control on-street parking on London Road	<b>£6,500</b>	Prior to occupation of the land.
			Highways	Toward the Greystone Lane / Station Road cycle route	<b>£5,560</b>	Prior to occupation of the land.

**Table A2.2 – Minerals and Waste Applications that have resulted in Section 106 Legal Agreements being entered into by the County Council in 2019/2020**

District / Borough Area	Planning Permission Ref.	Application Proposal and Location	Background / Nature of Provisions secured under Section 106
Eden	3/18/9001	Establishment of a Minewater Treatment Scheme at Nent Hags on Alston Moor	Off-site ecological monitoring of Calaminarian Grassland at West Foreshield that forms part of the Tyne and Nent Special Area of Conservation for a 40 year period at four yearly intervals. Undertaking of contingency intervention and compensatory habitat creation works as necessary as recommended and ratified by Calaminarian Grassland specialists.
Eden	3/18/9004 & 3/18/9005	Revised Restoration Scheme and Extended Period for undertaking restoration operations at Shapfell Quarry, Shap, Penrith	Updates the Section 33 Legal Agreement of 8 March 1990 which requires the removal of all plant and machinery from the Shapfell Works site and its restoration following the cessation of quarrying operations. Secures the removal of currently redundant mineral processing infrastructure from the Shapfell Works site by 2022. Secures a programme of interim phased landscape planting to the edges of the Shapfell Works site to take place from 2019 to 2025. Secures submission and agreement of a final restoration plan before the end of 2036 (or such later date as may otherwise be reasonably agreed) – aka the “specified period”; for the phased removal of all buildings, plant and structures and the completion of the restoration works within 24 months of the specified period.
South Lakeland	5/17/9013	To extend the period of mineral extraction at Sandside Quarry, Sandside, Milnthorpe until 30 June 2029 and revise the restoration scheme for the site	To secure an extended ten year aftercare period for the site following completion of its restoration.

**Appendix 2 – Details of Financial Developer Contributions Received by Cumbria County Council in 2019/2020 as a result of Section 106 Legal Agreements**

**Table A2.1 – Table of Financial Developer Contributions Received by Cumbria County Council in 2019/2020 as a result of Section 106 Legal Agreements**

District / Borough	Planning Permission Ref.	Development and Location	Infrastructure Contribution Type	Contribution Detail	Contribution Received Date	Contribution Amount Received
Carlisle	<u>1/09/0216</u>	Residential Development to provide 42 Dwellings on land adjacent to Blackwell House, Durdar Road, Carlisle	Highways	Currock Cycle Link	19/08/2019	<b>£24,800</b>
Carlisle	<u>1/15/0886</u>	Erection of 41 Dwellings on Land west of Steele's Bank, Wetheral, Carlisle (Priory Grange)	Education – Primary	To support the cost of expansion of Cumwhinton Primary School to provide additional school places.	21/11/2019	<b>£143,701</b>
Carlisle	<u>1/15/0886</u>	Erection of 41 Dwellings on Land west of Steele's Bank, Wetheral, Carlisle (Priory Grange)	Education – Secondary (Transport Provision)	Transportation of Secondary School Pupils to Richard Rose Central Academy	21/11/2019	<b>£35,486</b>
Carlisle	<u>1/15/0886</u>	Erection of 41 Dwellings on Land west of Steele's Bank, Wetheral, Carlisle (Priory Grange)	Highways	Footpath Contribution. For works to the pavement along the eastern side of the B6263 south from the village hall to the gateway into Wetheral Playing Fields.	10/02/2020	<b>£10,920</b>
Carlisle	<u>1/15/0918</u>	Erection of 189 Dwellings on land to the east of Cumwhinton Drive, Carlisle (Woodrow Drive, etc)	Education – Secondary (Transport Provision)	To cover the cost of extra travel passes (and their administration) for Secondary School age Pupils generated by the development	07/05/2019	<b>£89,635</b>
Carlisle	<u>1/16/0868</u>	Erection of 100 Dwellings on Land to the East of Briar Lea Court, Longtown	Education – Primary	To provide additional capacity at Longtown Primary School or, if this is not possible, to transport pupils to the nearest school with space to accommodate the additional pupils	07/06/2019	<b>£24,319</b>
Carlisle	<u>1/17/0669</u>	Erection of 198 Dwellings on Land to the South East of Durranhill, Carlisle (Meadowbrook)	Highways	Improvements to Warwick Road:- Junction Improvements at the Montgomery Way and Eastern Way Junction. Additional cycling and pedestrian provision and widening Warwick Road only on the approach to Eastern Way.	03/12/2019	<b>£55,330</b>
Carlisle	<u>1/17/0669</u>	Erection of 198 Dwellings on Land to the South East of Durranhill, Carlisle (Meadowbrook)	Highways	Towards Cycle Infrastructure Improvements within 2 mile radius of site.	03/12/2019	<b>£15,090</b>
Carlisle	<u>1/17/0669</u>	Erection of 198 Dwellings on Land to the South East of Durranhill, Carlisle (Meadowbrook)	Highways	Travel Plan Monitoring	03/12/2019	<b>£6,600</b>
Carlisle	<u>1/17/0969</u> <u>1/18/0555</u>	Erection of 5 dwellings on land adjacent to Garth Cottage, Wetheral Pasture, Carlisle	Highways	Traffic Regulation Order – New Signage and Speed Restriction area,	14/10/2019	<b>£3,650</b>
Carlisle	<u>1/18/0693</u>	Erection of Retail Floor Space and Drive-Thru on land west of Junction 44 of M6, Parkhouse, Carlisle	Highways	Installation of enhanced pedestrian links on Parkhouse Road.	23/08/2019	<b>£35,000</b>
Carlisle	<u>1/18/0693</u>	Erection of Retail Floor Space and Drive-Thru on land west of Junction 44 of M6, Parkhouse, Carlisle	Highways	Travel Plan Monitoring	23/08/2019	<b>£6,600</b>
Carlisle	<u>1/18/0790</u>	Erection of New Secondary School on land at Scalegate Road	Highways	Towards the signalisation of the junction at St Ninian Road and Lamb Street, Carlisle	30/07/2019	<b>£115,000</b>
Allerdale	<u>2/12/0311</u>	Erection of 150 Dwellings on land off Moor Road, Stainburn, Workington (Cairns Chase)	Highways	Community Transport – Rural Wheels Service	29/08/2019	<b>£3,384</b>
Allerdale	<u>2/16/0070</u>	Erection of 69 Dwellings on land at Matty Lonning, Thursby (St Andrews)	Education – Secondary (Transport Provision)	To provide secondary school transport over a five year period	20/09/2019	<b>£77,876</b>

District / Borough	Planning Permission Ref.	Development and Location	Infrastructure Contribution Type	Contribution Detail	Contribution Received Date	Contribution Amount Received
Allerdale	<u>2/16/0657</u>	Erection of 69 Dwellings on land near the Coachman, Seaton, Workington (Hawthorn Grange)	Education – Primary	Toward providing ten pupil places at Seaton Junior School	11/10/2019	<b>£124,125</b>
Allerdale	<u>2/17/0039</u>	Erection of 22 Dwellings on land at Lawson Garth, Brigham	Education – Primary	To be used towards the provision of new facilities or improvements at St Bridget's C of E Primary School Brigham or to cover Travel Costs of primary age children to school	26/06/2019	<b>£77,657</b>
Allerdale	<u>2/17/0587</u>	Erection of 110 Dwellings on former Auction Mart, 93 High Street, Wigton	Highways	Travel Plan Administration	13/03/2020	<b>£6,600</b>
Allerdale	<u>2/18/0372</u>	Demolition of existing dwelling and re-development to provide part residential development and part allotments on land to the rear of Moor House, Marsh Terrace, Ellenborough, Maryport	Highways	Traffic Regulation Order for highway works resulting from creation of new access off A594	14/08/2019	<b>£5,500</b>
Eden	<u>3/08/0291</u> <u>3/16/0811</u>	Erection of 505 Dwellings, on land at Carleton Heights, Penrith	Education – Primary	Towards provision of a new 210 pupil primary school or alternative education facilities including improvements or extensions to existing schools at the discretion of the County Council the need for which directly arises from the development	24/04/2019	<b>£1,979,303</b>
Eden	<u>3/08/0291</u> <u>3/16/0811</u>	Erection of 505 Dwellings, on land at Carleton Heights, Penrith	Highways	Traffic Management Contribution of a) £32,337 toward Beacon Edge Traffic Calming / Speed Control b) £13,885 toward Carleton Hill Road Traffic Management / Speed Control	24/04/2019	<b>£46,222</b>
Eden	<u>3/08/0291</u> <u>3/16/0811</u>	Erection of 505 Dwellings, on land at Carleton Heights, Penrith	Highways	Travel Plan Administration	24/04/2019	<b>£6,600</b>
Eden	<u>3/13/0654</u>	Erection of 55 Dwellings on land off Carleton Meadows	Education – Primary	To support provision of primary school places.	24/04/2019	<b>£247,865</b>
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Education – Primary	To support new primary school places. (Instalment 1 of 2).	26/07/2019	<b>£223,487</b>
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Highways	Highway Contribution #1 towards a) Stricklandgate and Portland Place junction modifications (22% of amount); and b) A6 & Salkeld Road junction modification (78% of amount)	26/07/2019	<b>£146,592</b>
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Education – Primary	To support new primary school places (Instalment 2 of 2).	06/03/2020	<b>£214,097</b>
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Highways	Highway Contribution #2 toward sustainable connectivity	06/03/2020	<b>£164,492</b>
Copeland	<u>4/14/9003</u>	Extension to Ghyll Scaur Quarry, The Hill, Millom	Highways	For Highways Improvements	16/08/2019	<b>£7,597.67</b>
South Lakeland	<u>5/13/1120</u>	Erection of Supermarket at the old Kendal Rugby Club Site, Shap Road, Kendal	Highways	Travel Plan Admin Fee	<b>09/12/2019</b>	<b>5,925.35</b>
South Lakeland	<u>5/16/9002</u>	Extraction of clog from Hallstead tip. Vertical (deep) extension of quarry void by up to 55m and 3.2ha lateral extension of quarry void at Kirkby Slate Quarry, Kirkby-in-Furness	Habitat	White Oak Moss (Second Habitat Compensation Fund Payment)	16/09/2019	<b>£61,304</b>
South Lakeland	<u>5/17/0992</u>	Extension of public house and erection of six dwellings (with enabling demolition) on land to	Highways	Highway Drainage Improvement Contribution	31/12/2019	<b>£10,229.54</b>

District / Borough	Planning Permission Ref.	Development and Location	Infrastructure Contribution Type	Contribution Detail	Contribution Received Date	Contribution Amount Received
		rear of the Royal Hotel, Main Street, Burton-in-Kendal				
Barrow	<b><u>6/18/0364</u></b>	Erection of 2 storey building at Crooklands Garden Centre, Ulverston Road, Dalton-in-Furness	Highways	Travel Plan Monitoring	08/10/2019	<b>£6,600</b>

**Appendix 3 – Table of Financial Developer Contributions Received that have been Allocated in 2019/2020 but not Spent**

**Table A3.1 – Table of Financial Developer Contributions Received that have been Allocated in 2019/2020 but with no element of spend recorded against them within 2019/2020**

N.B. Allocated' means either (i) a decision has been made by the Council to commit funds to a particular item of infrastructure or project and/or (ii) the funds have been passed to a team within the authority spend.

District / Borough	Planning Permission Ref.	Development and Location	Infrastructure Contribution Type	Contribution Intention	Allocated Toward	Amount Allocated	Date Allocated
Allerdale	<u>2/13/0142</u>	Erection of 114 Dwellings on land at Newlands Park, Dearham (The Went).	Highways	Traffic Regulation Order (TRO) to avoid inappropriate parking on Main Street and inappropriate movement on The Went	Traffic Regulation Order (TRO) to avoid inappropriate parking on Main Street and inappropriate movement on The Went	£23,211	24/01/2020
Allerdale	<u>2/18/0372</u>	Demolition of existing dwelling and re-development to provide part residential development and part allotments on land to the rear of Moor House, Marsh Terrace, Ellenborough, Maryport	Highways	Traffic Regulation Order for highway works resulting from creation of new access off A594	Traffic Regulation Order for highway works resulting from creation of new access off A594	£5,500	14/08/2019
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Highways	Highway Contribution #1 -Part A - (22% of £146,591)	Stricklandgate and Portland Place junction modifications	£32,250	1/09/2019
Eden	<u>3/15/0799</u>	Erection of 98 Dwellings on land at Salkeld Road, Fairhill, Penrith	Highways	Highway Contribution #1 -Part B - (78% of amount £146,591) for A6 and Salkeld Road junction modification	A6 and Salkeld Road junction modification	£114,341	1/09/2019

N.B.1 - Please note that spend records of education transport provision were unable to be compiled in time for inclusion within this year's statement because of diversion of resources within the Integrated Transport Teams to Covid-19 response work. Consequently a spend has been assumed to have taken place in connection with these contributions received across the year and therefore they have not been included in the above table.

N.B.2 - Travel Plan Administration and Monitoring Fee spend is not included in the above table as they do not directly relate to the funding of infrastructure.

**Appendix 4 – Table of Financial Developer Contributions Spent in 2019/2020**

**Table A4.1 – Items of Infrastructure that Financial Developer Contributions were Spent on in 2019/2020**

District / Borough	Planning Permission Ref.	Development and Location	Infrastructure Contribution Type	Contribution Purpose / Spend	Amount Spent	Spent / Transferred Date
Carlisle	<u>1/16/0868</u>	Erection of 100 dwellings on land to the east of Briar Lea Court, Longtown	Education – Primary	To provide additional capacity at Longtown Primary School. Used to fund internal work to two classrooms to provide enough space for 35 children each in upper school unit and to provide new classroom furniture for KS2 to ensure there is enough space for children to work within their classrooms.	£24,319	16/07/2019 (Transferred to Longtown Primary School)
Carlisle	<u>18/0693</u>	Erection of Retail Floor Space and Drive-Thru on land west of Junction 44 of M6, Parkhouse, Carlisle	Highways	Installation of enhanced pedestrian links on Parkhouse Road. - Initial Investigatory assessment of roundabout signals.	£1,794	23/08/2019
Allerdale	<u>2/13/0445</u>	Erection of 53 Dwellings on land off Bellaport Gardens, Harrington, Workington	Highways	Pedestrian Crossing Improvements Money spent on scheme design development, enabling work and equipment procurement.	£17,167	28/02/2020
Allerdale	<u>2/16/0070</u>	Erection of 69 Dwellings on Land at Matty Lonning, Thursby	Education Primary	To construct an additional classroom at Thursby Primary School.	£223,791	30/09/2019
Copeland	<u>4/11/2568</u>	Erection of Dwellings on land off Links Crescent, Seascale	Flood and water management	Flood Alleviation Scheme	£13,283	31/03/2020
Copeland	<u>4/16/2206</u>	Erection of 26 Dwellings on land to the rear of Rusper Drive, Moor Row	Highways	Gateway signs and speed restraint measures in the vicinity of the proposed access to the development - Project Design Work within the year.	£673	31/03/2020
South Lakeland	<u>5/13/1120</u>	Erection of Supermarket at the old Kendal Rugby Club Site, Shap Road, Kendal	Highway	To provide a cycle route between Queen Katherine Avenue and the Town Centre	£102,939	5/03/2020
South Lakeland	<u>5/13/1120</u>	Erection of Supermarket at the old Kendal Rugby Club Site, Shap Road, Kendal	Transport	New Bus Service	£4,900	31/03/2020
South Lakeland	<u>5/16/9002</u>	Extraction of clog from Hallstead tip. Vertical (deep) extension of quarry void by up to 55m and 3.2ha lateral extension of quarry void at Kirkby Slate Quarry, Kirkby-in-Furness	Green Infrastructure	White Oak Moss – Habitat Compensation Fund Works	£30,652	27/01/2020 (Transferred to Cumbria Wildlife Trust)

N.B. 1 - In line with Planning Advisory Service guidance, this table includes money that has been transferred outside of the Council (as opposed to allocated within), even if this latter amount has not actually been spent by the end of the reported year.

N.B. 2 - Please note that spend records of education transport provision were unable to be compiled in time for inclusion within this year's statement because of diversion of resources within the Integrated Transport Teams to the Covid-19 response.

N.B.3 - Travel Plan Administration and Monitoring Fee spend is not included in the above table as they do not constitute items of infrastructure. Consequently the total amount spent set out in the above table is lesser than the total amount spent recorded within the main body report and at 3(e) within Appendix 5.

## Appendix 5 – Matters Required to be included in the S106 report specified by Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

The below text replicates that of Articles 3 and 5 of Schedule 2 of [the Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#) concerning what is required to be reported in respect of Section 106 Obligations. It sets out the County Council's response for 2019/2020 in bold italics in relation to each point. Where the response requires listed information, a cross-reference to the relevant appendix table in the report is provided.

3. Matters to be included in the S106 Report for each reported year are:-

- (a) The total amount of money to be provided under any planning obligations which were entered into during the reported year: ***£2,651,439.65***
- (b) The total amount of money under any planning obligations which was received during the reported year: ***£3,980,654.64***
- (c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority: ***£4,825,804.24***
- (d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—  
***No non-monetary contributions, as defined by the regulations, are considered to have been received.***
  - (i) In relation to affordable housing, the total number of units which will be provided: ***None. This is a district/borough council level responsibility.***
  - (ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided: ***None. No non-monetary contributions relating to educational facilities were received during the reported year.***
- (e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: ***£175,302.***
- (f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend): ***£500,507.28***
- (g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item: ***See Appendix 3 Table 3.1***
- (h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item:

**See Appendix 4 Table 4.1**

(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part): **£0**

(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations: **None.**

(i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held: **None has been allocated for the purposes of longer term maintenance.**

...

5. For the purposes of paragraph 3—

(a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;

(b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;

(c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.”

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## Appendix 6 – Key Terminology Specific to the Infrastructure Funding Statement

The following terms utilised in this report are defined on Gov.uk as set out below.

See: [Gov.uk/guidance/publish-your-developer-contributions-data](https://www.gov.uk/guidance/publish-your-developer-contributions-data) > Contribution-Funding-State

**Allocated:** ‘the received money has been allocated to a team within the local planning authority, who will spend the money’

**Spent:** ‘the received money has been spent on the purpose specified in the section 106 agreement’

**Transferred:** ‘the received money has been transferred to an organisation outside the planning authority who will spend the money’