

Welwyn Hatfield Borough Council

Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and
Section 106

Reporting Period:

From 01 April 2020 to 31 March 2021

Introduction

The Community Infrastructure Levy (CIL) regulations and National Planning Policy Framework require all local planning authorities to publish their developer contributions data on a regular basis and in an agreed format. Local planning authorities that have received developer contributions must publish, at least annually, an infrastructure funding statement summarising their developer contributions data. Government guidance sets out the data format and approach that councils should follow when publishing data and infrastructure funding statements. They assert that the data format and infrastructure funding statements will give policy makers better insights into how developer contributions are supporting new development and local infrastructure. The rest of this report follows the Government's requested data format in regards to Section 106 matters only, Welwyn Hatfield Borough Council has yet to adopt CIL.

Community Infrastructure Levy Matters

**Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 1**

Nothing to report as Welwyn Hatfield Borough have not yet adopted CIL.

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £2,550,300.09 includes Affordable Housing in lieu contributions and contributions secured on behalf of the Hertfordshire County Council. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received by the Welwyn Hatfield Borough Council from planning obligations during the reported year was £609,540.
- c) The total amount of money received by the Welwyn Hatfield Borough Council prior to the reported year that has not been spent is £2,573,202.
- d) During the reported year the following non-monetary covenants in favour of Welwyn Hatfield Borough Council have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 154.
 - ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
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The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places	Funding Source

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	LUHC Type	Deed Signed	Planning Application
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ

S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Healthcare Primary Care/GMS/NHS	Health	09/07/2020	6/2019/1067/MAJ
S106 Healthcare Primary Care/GMS/NHS	Health	09/07/2020	6/2019/1067/MAJ
S106 Play Area Owner/Owner of Site	Open Space and Leisure	09/07/2020	6/2019/1067/MAJ
S106 Outdoor Space/WHBC Dev Management	Amenity/Open space	09/07/2020	6/2019/1067/MAJ
S106 Play Area & Outdoor Space/Owner of Site	Open Space and Leisure	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	09/07/2020	6/2019/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	09/07/2020	6/2019/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	09/07/2020	6/2019/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	09/07/2020	6/2019/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	09/07/2020	6/2019/1067/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ

S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	17/09/2020	6/2019/2086/MAJ
S106 Car Club/WHBC Dev Management	Transport and Travel	17/09/2020	6/2019/2086/MAJ
S106 Car Club/WHBC Dev Management	Transport and Travel	17/09/2020	6/2019/2086/MAJ
S106 Car Club/WHBC Dev Management	Transport and Travel	17/09/2020	6/2019/2086/MAJ
S106 Car Club/WHBC Dev Management	Transport and Travel	17/09/2020	6/2019/2086/MAJ
S106 Student Accommodation/WHBC Dev Management	No Mapping Set	04/09/2020	6/2019/1665/MAJ
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	04/09/2020	6/2019/1665/MAJ
S106 Student Accommodation/WHBC Dev Management	No Mapping Set	04/09/2020	6/2019/1665/MAJ
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	04/09/2020	6/2019/1665/MAJ
S106 Restrictive Covenants/WHBC Dev Management	No Mapping Set	04/09/2020	6/2019/1665/MAJ
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	04/09/2020	6/2019/1665/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE

S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	26/06/2020	6/2019/2162/OUTLINE
S106 Monitoring WHBC & HCC/Mixed	Monitoring	03/02/2021	6/2019/2430/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	03/02/2021	6/2019/2430/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	03/02/2021	6/2019/2430/MAJ
S106 Enforcing of Obligations/WHBC Dev Management	No Mapping Set	03/02/2021	6/2019/2430/MAJ
S106 Monitoring HCC/HCC Dev Services	Monitoring	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ

S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Affordable Housing On Site Provision/WHBC Housing Dept	Affordable Housing	03/02/2021	6/2019/2430/MAJ
S106 Restrictive Covenants/WHBC Dev Management	No Mapping Set	03/02/2021	6/2019/2430/MAJ
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	03/04/2020	6/2019/2023/HOUSE
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	03/04/2020	6/2019/2023/HOUSE
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	03/04/2020	6/2019/2023/HOUSE
S106 Monitoring WHBC/WHBC Dev Management	Monitoring	03/04/2020	6/2019/2023/HOUSE
S106 Restrictive Covenants/WHBC Dev Management	No Mapping Set	03/04/2020	6/2019/2023/HOUSE
S106 Restrictive Covenants/WHBC Dev Management	No Mapping Set	03/04/2020	6/2019/2023/HOUSE
S106 Restrictive Covenants/WHBC Dev Management	No Mapping Set	03/04/2020	6/2019/2023/HOUSE
S106 Monitoring WHBC & HCC/Mixed	Monitoring	25/02/2021	6/2019/1618/FULL
S106 Monitoring WHBC & HCC/Mixed	Monitoring	25/02/2021	6/2019/1618/FULL
S106 Monitoring WHBC & HCC/Mixed	Monitoring	25/02/2021	6/2019/1618/FULL
S106 HCC Biodiversity/Hertfordshire Ecology	No Mapping Set	25/02/2021	6/2019/1618/FULL
S106 HCC Biodiversity/Hertfordshire Ecology	No Mapping Set	25/02/2021	6/2019/1618/FULL
S106 Monitoring WHBC & HCC/Mixed	Monitoring	17/09/2020	6/2020/0712/VAR
S106 WHBC Contributions/WHBC Dev Management	Monitoring	17/09/2020	6/2020/0712/VAR
S106 Monitoring WHBC & HCC/Mixed	Monitoring	18/11/2020	6/2020/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	18/11/2020	6/2020/1067/MAJ

S106 Monitoring WHBC & HCC/Mixed	Monitoring	18/11/2020	6/2020/1067/MAJ
S106 Monitoring WHBC & HCC/Mixed	Monitoring	18/11/2020	6/2020/1067/MAJ
S106 Affordable Housing In Lieu Contribution/WHBC Housing Dept	Affordable Housing	18/11/2020	6/2020/1067/MAJ
S106 Council Covenant/WHBC Dev Management	No Mapping Set	18/11/2020	6/2020/1067/MAJ
S106 Council Covenant/WHBC Dev Management	No Mapping Set	18/11/2020	6/2020/1067/MAJ
S106 Recitals/WHBC Dev Management	No Mapping Set	04/11/2020	6/2020/1890/VAR
S106 Planning/WHBC Dev Management	No Mapping Set	04/11/2020	6/2020/1890/VAR

e) The total amount of money from planning obligations allocated but not spent towards infrastructure during the reported year was £0 (all amounts allocated were spent therefore are included in the figure at f).

f) The total amount of money from planning obligations spent during the reported year was £719,723.60. Of this amount £499,128.03 was spent by a third party on behalf of Welwyn Hatfield Borough Council.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
None	£0		£0

h) In relation to money which was spent by Welwyn Hatfield Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Changing rooms at Gosling Sports Park	£24,102.84	05 May 2020	Replacement of changing rooms next to old sports hall (90% of expenditure)
Waste & Recycling Provision at individual sites 2020-21	£17,180.61	02 June 2020 to 02 March 2021	For Charlotte Close block, George Court and 2nd block at QEII. 1st sum for Chequersfield. All bins at Landbeach Road. First occs at Entech Hse. First occs at Hudson Hse

Infrastructure	Spent	Date Spent	Spend Description
WGC Rail Bridge Refurbishments	£488,374.90	13 August 2020 to 13 January 2021	Paid over to Network Rail with interest *Includes Third Party spending
Play Equipment at Acacia Street Play Area	£6,753.13	19 August 2020	Paid over to Hatfield Town Council with interest for new play equipment *Includes Third Party spending
HCSF Sports Dev 2020-21	£4,000.00	06 August 2020	Equipment for the Hatfield Comets Wheelchair Rugby Club *Includes Third Party spending
Play Equipment at New Wood Play Area, WGC	£9,233.00	09 October 2020	Replacement of play equipment & safer surfacing
Gosling Sports Park Gymnastics Hall	£5,356.18	31 March 2021	Second (& last) instalment towards structural works and upgrading equipment
WHBC Allotments 2020-21	£1,680.22	15 December 2020	Water mains installation at Dawley Allotment, WGC
Changing rooms at Gosling Sports Park	£2,678.09	23 March 2021	Replacement of changing rooms next to old sports hall (10% of expenditure)
Replacement of Skate Park at King George V Playing Fields, WGC	£37,495.44	18 December 2020	
Refurbishment of King George V Pavilion, WGC	£122,869.19	01 April 2020 to 22 December 2020	

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
	£0	£0	

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £26,168.37.

- i) The total amount of money retained at the end of the reported year is £2,453,295. Of this amount retained an amount of £49,054.28 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£256,139.00
Total allocated towards maintenance	£207,084.72
Total spent on maintenance	£207,084.72

Section 278 Matters
Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are included in the matters under **Schedule 2 Section 3** of this report. Please see the allocation and spending sections to see the allocation and spending of any financial matters described below.

Date	Application/Deed/Clause/Covenant	Amount
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