



# Welwyn Hatfield Borough Council

## Annual Infrastructure Funding Statement

For

Community Infrastructure Levy and  
Section 106

Reporting Period:

From 01 April 2021 to 31 March 2022

## **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 Council has 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 £6,770,803.34 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 £581,289.
- c) The total amount of money received prior to the reported year that had not been spent is £2,477,152.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 17.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0 – unable to calculate this.

- 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

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

Covenant Type/Service	DLUHC Type	Deed Signed	Planning Application
<b>S106 Monitoring WHBC, SADC &amp; HCC/Mixed</b>	Monitoring	21/05/2021	6/2020/2248/OUTLINE
<b>S106 Monitoring WHBC, SADC &amp; HCC/Mixed</b>	Monitoring	21/05/2021	6/2020/2248/OUTLINE
<b>S106 Monitoring WHBC, SADC &amp; HCC/Mixed</b>	Monitoring	21/05/2021	6/2020/2248/OUTLINE
<b>S106 Monitoring WHBC, SADC &amp; HCC/Mixed</b>	Monitoring	21/05/2021	6/2020/2248/OUTLINE
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev</b>	Monitoring	21/05/2021	6/2020/2248/OUTLINE

<b>Management</b>				
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Biodiversity Off Setting/WHBC Dev Management</b>	Green Infrastructure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Biodiversity Off Setting/WHBC Dev Management</b>	Green Infrastructure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Biodiversity Off Setting/WHBC Dev Management</b>	Green Infrastructure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Biodiversity Off Setting/WHBC Dev Management</b>	Green Infrastructure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Biodiversity Off Setting/WHBC Dev Management</b>	Green Infrastructure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	

<b>Site Provision/WHBC Housing Dept</b>				
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	21/05/2021	6/2020/2248/OUTLINE	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	29/09/2021	6/2019/3024/MAJ	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	29/09/2021	6/2019/3024/MAJ	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	29/09/2021	6/2019/3024/MAJ	
<b>S106 Waste and Recycling/WHBC Environmental Services</b>	Other	29/09/2021	6/2019/3024/MAJ	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	

<b>WHBC/WHBC Dev Management</b>				
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Council Covenant/WHBC Dev Management</b>	No Mapping Set	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	16/12/2021	6/2017/1641/MAJ	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	20/01/2022	6/2019/3066/FULL	
<b>S106 HCC Obligations/WHBC Dev Management</b>	No Mapping Set	20/01/2022	6/2019/3066/FULL	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	26/01/2022	6/2019/2760/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	26/01/2022	6/2019/2760/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	26/01/2022	6/2019/2760/OUTLINE	
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	26/01/2022	6/2019/2760/OUTLINE	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	08/03/2022	6/2021/1936/HOUSE	
<b>S106 Monitoring WHBC/WHBC Dev Management</b>	Monitoring Fees	08/03/2022	6/2021/1936/HOUSE	
<b>S106 Restrictive Covenants/WHBC Dev Management</b>	No Mapping Set	08/03/2022	6/2021/1936/HOUSE	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	24/03/2022	6/2020/3222/MAJ	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	24/03/2022	6/2020/3222/MAJ	
<b>S106 Monitoring WHBC &amp; HCC/Mixed</b>	Monitoring	24/03/2022	6/2020/3222/MAJ	





<b>Housing Dept</b>			
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	31/03/2022	S6/2015/1342/PP
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	31/03/2022	S6/2015/1342/PP
<b>S106 Affordable Housing On Site Provision/WHBC Housing Dept</b>	Affordable Housing	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Open Spaces/WHBC Landscaping Dept</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Land Transfer to Town/Parish Council/Misc</b>	Land	31/03/2022	S6/2015/1342/PP
<b>S106 Land Transfer to Town/Parish Council/Misc</b>	Land	31/03/2022	S6/2015/1342/PP
<b>S106 Outdoor Sports Facilities/WHBC Youth and Sports Partnerships</b>	Open Space and Leisure	31/03/2022	S6/2015/1342/PP
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	31/03/2022	S6/2015/1342/PP
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	31/03/2022	S6/2015/1342/PP
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	31/03/2022	S6/2015/1342/PP
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	31/03/2022	S6/2015/1342/PP
<b>S106 Self Build &amp; Custom Build Plots/WHBC Dev Management</b>	Self Build	31/03/2022	S6/2015/1342/PP

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £68,335. Of this amount £0.00 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £68,335. Of this amount £57,154 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
<b>Waste &amp; Recycling Provision to individual sites</b>	£11,179.50	01 September 2021 to 02 March 2022	Mini recycling banks, individual general waste bins, recycling bins and food waste caddies.
<b>Hatfield Swim Centre</b>	£16,618.94	07 October 2021	Refurbishment/replacement of diving boards *Includes Third Party spending
<b>The Bothies Monitoring Site Visits</b>	£250.00	20 October 2021	Fee to carry out First Repair & Monitoring Works visit to site *Includes Third Party spending
<b>Teenage Play Equipment at Roe Hill Hall &amp; Rec Area, Hatfield</b>	£40,285.75	04 January 2022	Teenage outdoor gym equipment *Includes Third Party spending

- 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 £20,482.

- i) The total amount of money retained at the end of the reported year is £2,990,106. Of this amount retained an amount of £61,376.38 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

<b>Description</b>	<b>Amount</b>
<b>Total collected for long term maintenance</b>	£271,602.00
<b>Total allocated towards maintenance</b>	£210,225.62
<b>Total spent on maintenance</b>	£210,225.62

**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 not included in the matters under **Schedule 2 Section 3** of this report.

Date	Application/Deed/Clause/Covenant	Amount
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