

INFRASTRUCTURE FUNDING STATEMENT: 2022/2023

June 2023

Leicester City Council

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1 Introduction

- 1.1 Local authorities are required to produce an infrastructure funding statement (IFS) on an annual basis, as a result of changes to Government legislation [Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019/1103].
- 1.2 Regulation 123 lists have been replaced with a requirement for local authorities (including those who have not implemented CIL) to provide an annual infrastructure funding statement by 31 December each year.
- 1.3 Regulation 121A and Schedule 2 provide an obligation requiring the production of an annual infrastructure funding statement (“IFS”). The statement must set out
- Statement of the projects which the authority intends to be funded by CIL (the new “infrastructure list”)
 - Details required under Schedule 2 (how much CIL is collected, how much is spent, what it is spent on, how much is passed to parish councils etc).

Regulation 121A(1)(c) makes similar provision in relation to section 106 obligations.

- 1.4 This is Council’s IFS to meet this requirement for financial year 2022-23.
- 1.5 Community Infrastructure Levy (CIL) and S106 (collectively known as ‘planning obligations’ or ‘developer contributions’) income is used to fund the provision of infrastructure in association with development and to maximise the benefits and opportunities from growth, such as open space provision, sports, education, highway improvements and affordable homes. This report provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 agreements. Leicester City Council has not adopted CIL, therefore the developer contributions described in this IFS are secured by means of section 106 agreements.
- 1.6 In summary, the report provides:
- an overview of s106 and s278 agreements;
 - the Council’s internal process relating to s106 contributions;
 - the s106 contributions paid to the Council in the 2022/23 monitoring period;
 - s106 contributions and s278 works estimated for future years; and

- projects delivered in the Leicester area via s106 and s278 agreements in the 2022/23 monitoring period.
- 1.7 The information included in the IFS will be updated annually and published on the Council's website.
- 1.8 The IFS does not include information on the infrastructure delivered on site and fully funded by developers as part of new developments in the City.
- 1.9 It is worth noting that data on developer contributions is imperfect because it represents position/estimates at a given point in time and is subject to change. However, the data reported within this IFS is the most robust available at the time at the time of publication.
- 1.10 Throughout the IFS there will be references to the following definitions:
- Agreed – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning permissions are not implemented, they will never be received.
 - Received – Contributions received, either non-monetary or monetary, that have been transferred to Leicester City Council (LCC).
 - Allocated – Contributions that have been received and allocated to specific projects, in most cases the purpose for spending is specified in s106 agreements.
 - Unallocated – Contributions that have been received but are not allocated to any specific projects, in most cases they are contributions received near to the end of the financial year. As stated earlier the report only presents the position as at 31 March 2023.
 - Spent/ Delivered – the received money has been spent on the purpose specified in the section 106 or s278 agreement.
 - Returned - the received money (or a portion of it) has been returned to the developer. None of the contributions have been returned in the financial year.
 - This Financial Year - unless stated otherwise, this refers to the period 01/04/2022 – 31/03/2023.

2 Section 106 Obligations

- 2.1 A Local Planning Authority (LPA) under section 106 (s106) of the Town and Country Planning Act 1990 can seek obligations for investment both on-site and contributions for off-site infrastructure, when it is considered that a development will have negative impacts that cannot be mitigated through conditions attached to planning permission alone.
- 2.2 New developments and particularly residential developments can place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly what is necessary to fulfil the obligation. For example, provision of a play area, affordable housing on site. Alternatively, planning obligations can be met with financial payments to the Council to provide off-site infrastructure works elsewhere in the City. In some cases, there can be a combination of both on-site provision and off-site financial contributions.
- 2.4 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- 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
- 2.5 The Council cannot ask for contributions via section 106 planning obligations in certain circumstances:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.” Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’ <https://www.gov.uk/guidance/planning-obligations>

2.6 In Leicester the main elements of infrastructure for which developer contributions through s106 are sought:

- Affordable Housing
- Education
- Highways
- Open-Space and Leisure
- Community facilities e.g. Sports facilities
- Flood and Water Management
- Green-Infrastructure (ecology enhancement)

2.7 The projects that could be funded from developer contributions secured under s106 need to be:

- Clearly linked to the generating development
- Specifically identified and negotiated as part of the planning application process
- Considered and tested as part of the Local Plan site allocation process
- Compliant with adopted local planning policy, and national planning policy guidance
- Viability of the development also needs to be taken into account to determine the level of contributions.

3 Monitoring Fees

- 3.1 The Community Infrastructure Levy Regulations 2019 allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 3.2 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 3.3 Authorities must report on monitoring fees in their infrastructure funding statements.
- 3.4 During 2022-23 financial year, monitoring fees of £4,933 were received and spent to support the salary of Compliance and Monitoring Officer.

4 The Council's S106 Process for Off-Site Financial Contributions

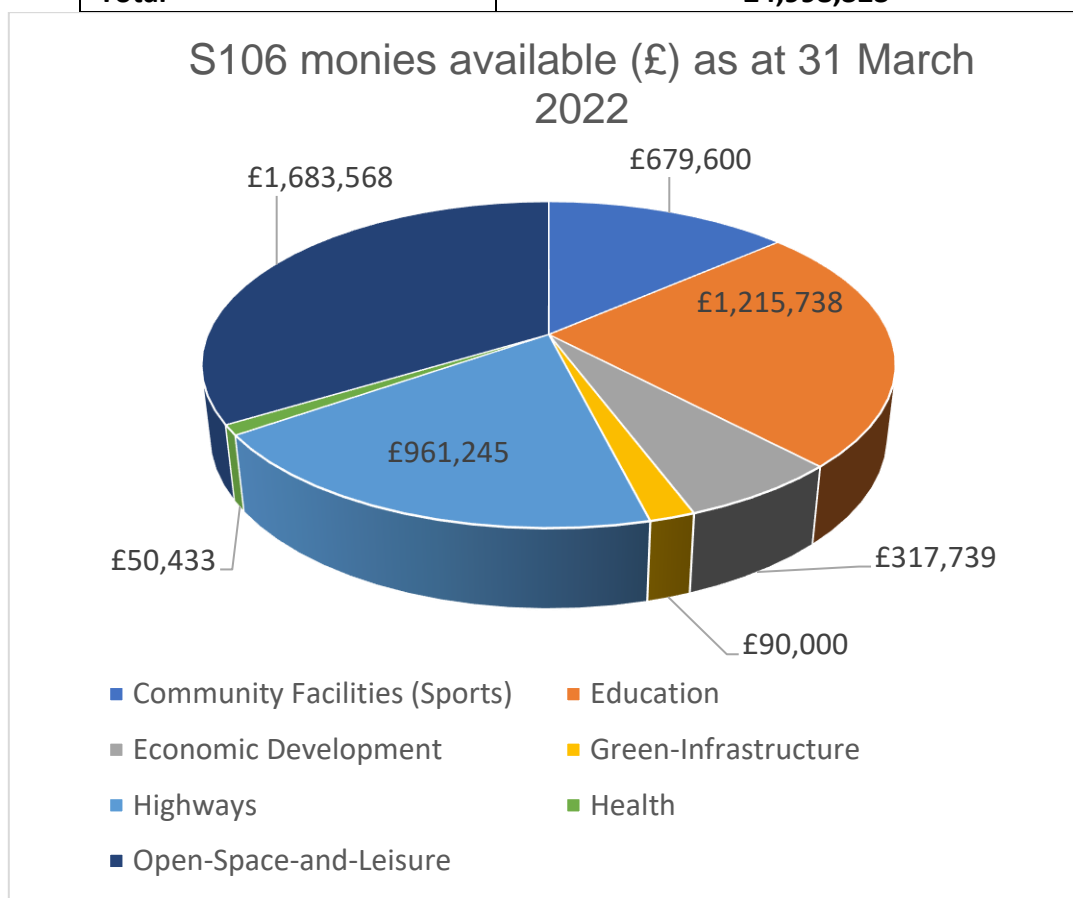
- 4.1 Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request from developers a financial contribution to meet these impacts generated outside of the development site through a s106 obligation.
- 4.2 Departments such as parks, sports and highways maintain details of candidate projects which can be referred to should a planning application come forward where s106 obligations can be negotiated and applied.
- 4.3 The financial contribution requirement for off-site infrastructure provision is set in the [Leicester Core Strategy](#) Planning Policies. Guidance in the [Supplementary Planning Documents](#) (SPDs) is also taken into account to negotiate developer contributions.
- 4.4 Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.
- 4.5 The Planning Service consult different departments such as Parks, Education, Housing, Highways through the planning application process and requests for developer contributions are considered and if contributions are negotiated with the developer taking into account the local and national policy and any development viability report submitted by the developer.
- 4.6 S106 contributions are collected by Planning Service as per the provisions within S106 agreements attached to planning permissions. The legal agreements set out how the contributions paid by developer will be used by the Council.
- 4.7 When Planning Service receive any contribution from a developer the Compliance and Monitoring Officer sends a form to the concerned department which details the application number, the amount received and what it is for as per the agreement. The department will then fill a part of the form to set out project details to seek authorisation to spend from the Head of Planning who will check to ensure that the project on which the funding will be spent accords with the legal agreement. Once the project spending is authorised, the concerned department will deliver the project and on completion submit the second part of the form to certify that the funding has been spent as authorised and request that the funds are transferred to the relevant council account. In addition to financial contributions, the Planning Service monitors on site obligations such as Affordable Housing and Open Spaces to ensure they are provided within the agreed timeframes and to the required standards. The Planning Service liaises with developers where needed, particularly in the event there are any concerns regarding the obligations secured.

Unspent S106 Contributions as at 31 March 2022 and available

4.8 Table 1 below highlights that as at 31 March 2022, a net s106 total of **£4,998,323** available to fund infrastructure such as community facilities (sports), economic-development, education, flood and water management, green infrastructure (ecology enhancement/conservation), health, highways and open space & leisure.

Table 1

Infrastructure type	S106 monies available (£) On 31 March 2022
Community Facilities (Sports)	£679,600
Economic-Development	£317,739
Education	£1,215,738
Flood & Water Management	£0
Green-Infrastructure	£90,000
Health	£50,433
Highways	£961,245
Open-Space-and-Leisure	£1,683,568
Total	£4,998,323

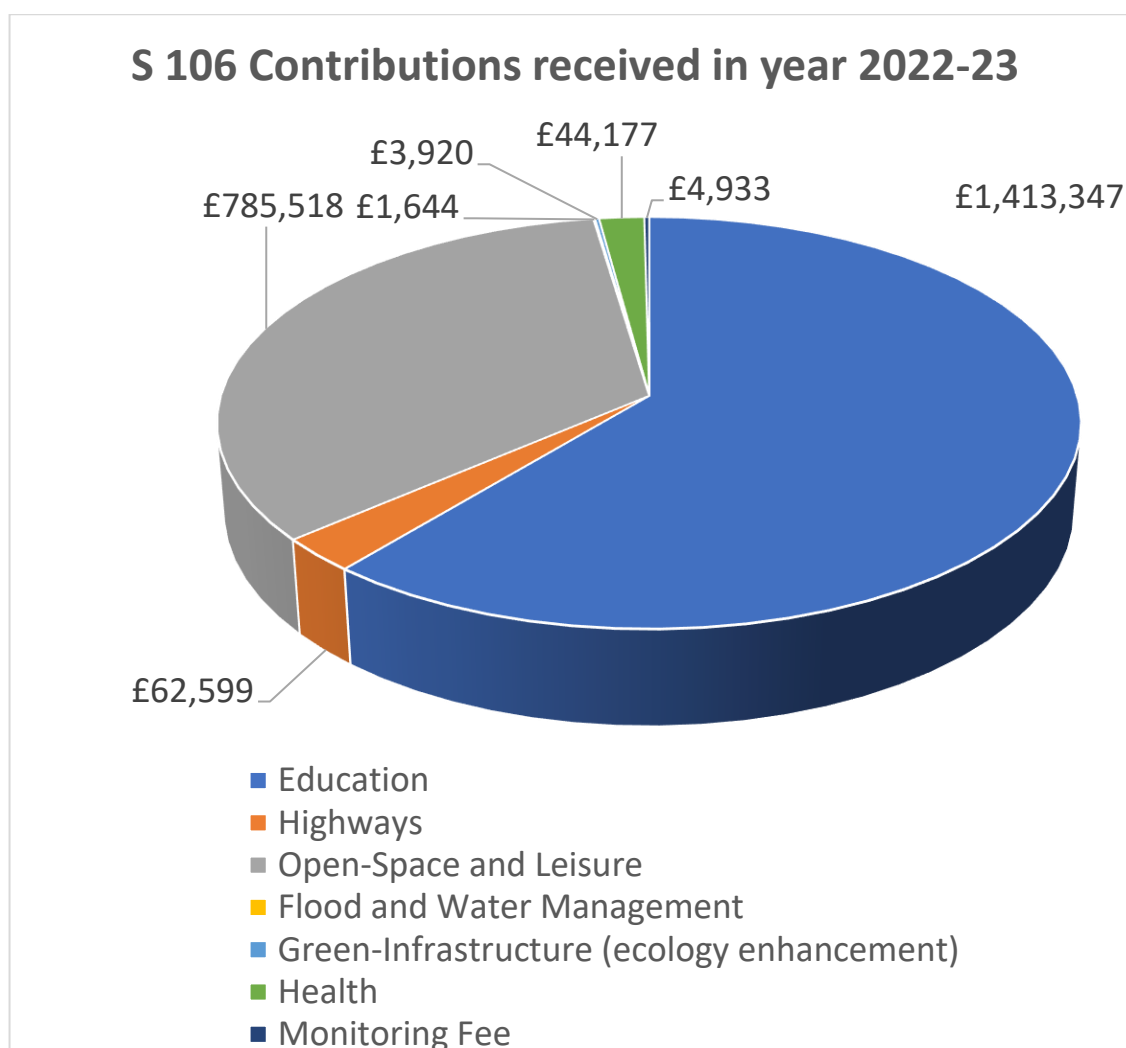


S106 Contributions received in year 2022/23

4.9 In 2022-23 an amount of £2,316,138 was received for various purposes as set out in table 2.

Table 2

Infrastructure type	S106 monies received (£) in 2022/23
Community-Facilities (Sports)	£0
Economic-Development	£0
Education	£1,413,347
Flood-and-Water-Management	£1,644
Green-Infrastructure	£3,920
Health	£44,177
Highways	£62,599
Open-Space-and-Leisure	£785,518
Monitoring Fee	£4,933
Total contributions received	£2,316,138

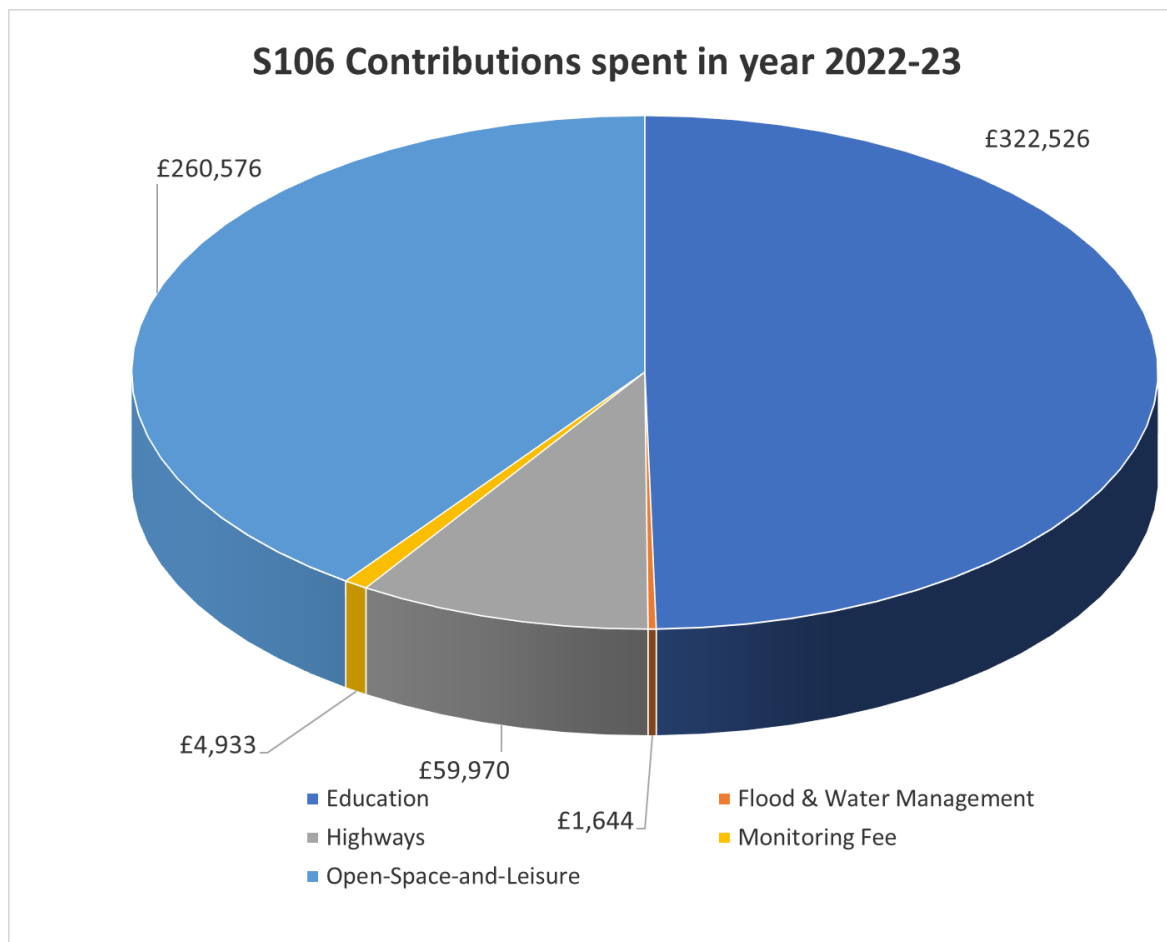


S106 Contributions spent in year 2022/23

4.10 In this financial year an amount of £649,649 was spent on infrastructure such as education, highways, open space and leisure, flood and water management and monitoring. The details of spending are set in table 3.

Table 3

Infrastructure type	S106 monies spent (£) 2022/23
Affordable Housing	£0
Economic - Development	£0
Community Facilities (Sports)	£0
Education	£322,526
Flood-and-Water-Management	£1,644
Green-Infrastructure	£0
Highways	£59,970
Open-Space-and-Leisure	£260,576
Monitoring fee	£4,933
Grand Total Spent	£649,649



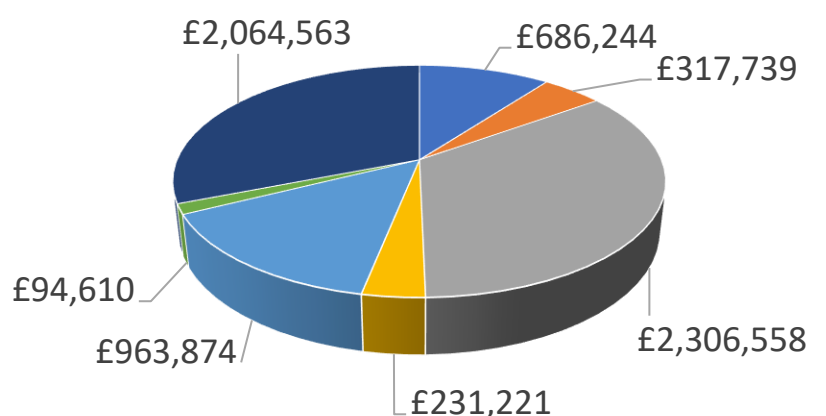
Unspent S106 Contributions as at 31 March 2023 to be spent in future

4.11 In summary table 4 shows that on 31 March 2023 an amount of **£6,664,809** was available for different purposes and **£4,331,665** of these contributions were allocated to identified projects together with an amount of **£2,333,144** unallocated at that point of time.

Table 4

Infrastructure type	S106 monies available (£) as at 31 March 2023
Allocated	
Community Facilities (Sports)	£686,244
Economic Development	£317,739
Education	£857,462
Green-Infrastructure	£227,301
Highways	£963,874
Open-Space-and-Leisure	£1,279,045
Total Allocated	£4,331,665
Unallocated	
Health	£94,610
Education	£1,449,096
Open-Space-and-Leisure	£785,518
Green-Infrastructure	£3,920
Total Unallocated	£2,333,144
Total allocated and unallocated	£6,664,809

S106 monies available as at 31 March 2023



- 4.12 Further details of individual application numbers, application sites and purposes/projects relating to above paras 4.8, 4.9, 4.10 and 4.11 can be found in the appendices 1, 2, 3, 4 respectively.
- 4.13 S106 agreements and other relevant documentations from each planning application can be viewed online on our planning portal at <https://planning.leicester.gov.uk/Search/Advanced>

Projects Delivered Off Site by S106 Contributions 2022/2023

- 4.14 Full details of the projects delivered spending developer contributions can be found in appendix 3.

Table 5 below shows affordable housing provided through s106 contribution in year 2022/23

Table 5

Affordable Housing delivered 2022-23		
Application Number	Application Site	Units
20162382	Lutterworth Road, Franklyn Fields	17 (15 Affordable Rent and 2 Shared Ownership)

S106 Infrastructure for Future Years

- 4.15 National guidance suggests that Councils should consider reporting on estimated future income where possible. There are a number of S106 agreements which have been attached to unimplemented planning permissions which can be implemented in future. However, these represent future receipts of developer contributions which cannot be guaranteed. These contributions will only be due if the permissions are implemented and when the set triggers of payment were reached. As delivery is uncertain, it is not appropriate to list these S106 sums as predicted expenditure in this IFS.
- 4.16 City Council has prepared an Infrastructure study which seeks to identify future infrastructure needs and this document was included as part of the recently concluded consultation of the Draft Leicester Local Plan. The study estimates the future infrastructure that would be required to support the planned growth in Leicester City. The document is available on line using the following link: https://consultations.leicester.gov.uk/sec/draft-local-plan/user_uploads/how-can-the-infrastructure-to-support-the-growth-in-the-local-plan-be-delivered.pdf.

5 Section 278 Agreements

5.1 Under Highways Act 1980, S278 agreements are legally binding between the Local Highway Authority (Leicester City Council) and the developer to ensure delivery of necessary highway works as a result of new development.

5.2 These agreements may allow for works such as:

- Roundabouts;
- Priority junctions;
- Junctions with traffic lights;
- Right turn lanes;
- Improved facilities for pedestrians and cyclists;
- Improvements to existing junctions;
- Traffic calming measures.

S278 Projects in 2022/23

5.3 The following table 6 sets out the works carried out in the Leicester City under S278 agreements in the financial year 2022-23:

Table 6

Planning Application	Development type	Details of work	Value of work
20142115	Commercial	Burton Street, access to new superstore	£76,707
20182094	Commercial	Corporation Road, access to Space Park, and carriageway improvements	£149,707
20180708	Residential	Bath Lane, footway and carriageway works	£42,200
20160781	Residential	Heacham Drive and Somerset Avenue junction	£82,442

S278 Projects for future years

5.4 The following table 7 sets out the S278 highway works to be delivered as part of future developments in the City which will be implemented should the developments progress as planned.

Table 7

Planning Application	Development type	Details of work	Value of work
20191999	Commercial	Richard III Road work associated with new school entrance.	£102,822
20182431	Residential	All Saints Road, Bath Lane footway and carriageway works.	£89,102
20182431	Residential	Alexander Street, Bath Lane, Jarvis Street footway and carriageway works.	£287,681
20130582	Residential	Keyham Lane footway and carriageway works, including new footway adjacent to residential development.	£500,000
20180450	Commercial	Welford Road, Putney Road traffic signal junction improvement, provision of cycle tracks, two toucan crossing, and pedestrian improvements.	£1,600,000
20161547	Residential	Old Saffron Lane footway and carriageway works, including two new footways.	£128,500

Appendix 1

Unspent Contributions available on 31 March 2022

Application Number	Application Site	Amount	Allocated for
	Community-facilities (sports)		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£437,721	St Oswald Road - provide new cricket ground. St Margaret's Pastures - provide new water based hockey pitch.
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£83,428	Reconfigure field sports events to provide new grass pitch
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£148,000	Reconfigure field sports events to provide new grass pitch
20131374	29-31 YORK ROAD	£10,451	1. Castle Gardens - landscaping 2. Victoria Park - basketball court
	Economic development		
201790270P	FOSSE PARK SHOPPING CENTRE	£113,569	Contributions for mitigation measures for Aylestone Village and Narborough Road Local Centres
201790270P	FOSSE PARK SHOPPING CENTRE	£204,170	Contributions for a 3 year funding package to develop and implement a skills strategy to provide for Leicester City residents
	Education		
20161547	SAFFRON LANE, FORMER ST MARYS ALLOTMENT SITE	£152,280	Madani Boys and Girls Schools - additional accommodation
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£170,246	Madani Boys and Girls Schools - additional accommodation
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£857,462	1 - Alderman Richard Hallam Primary 2 - Babington Academy 3 - New College Leicester
	Green infrastructure (Ecology enhancement/conservation)		
20150809	ABBAY LANE, BYFORD WAY	£10,000	Abbey Pumping Station - A compensation scheme for biodiversity off-setting at the nearby Abbey Pumping Station museum.

Application Number	Application Site	Amount	Allocated for
	Green infrastructure (Ecology enhancement/conservation)		
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£80,000	Victoria Park Footpath & planting - Pond restoration and enhancement, Meadow restoration and enhancement (nature area), 30 years Management, After-care
	Highways		
20001710	UPPERTON ROAD, BEDE ISLAND SOUTH	£10,000	Freemans Meadow Residents Parking
20081198	BARKBYTHORPE ROAD, LAND OFF	£55,000	Sandfield Primary School 20mph. Cllrs to be consulted over for any surplus funds
20170879	3 HIGHCROSS HOUSE OF FRASER UNIT	£43,000	City Centre Public Realm
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£20,121	Bus Passenger Infrastructure
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£296,264	Blackbird Road/Parker Drive Junction Improvements
20182477	AYLESTONE ROAD, FORMER GRANBY HALLS SITE	£146,497	Aylestone Road TCF corridor scheme
20191832	LAND EAST OF THURMASTON LANE OFF COLIN GRUNDY DRIVE	£369,441	Proposed to pool with potential S106 funding expected from Scraftoft proposals.
20191999	LAND OFF RICHARD III ROAD LEICESTER LE3 5QT	£15,952	Proposed to allocate to traffic to ped/cycle signal improvements at Bath Lane junction St Augustine's Road
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£4,970	Allocated to make temporary traffic calming work on Marden Lane permanent
	Open-space-and-leisure		
20021828	14-38 COLTON STREET	£40,000	St. George's Churchyard
20040828	99 BURLEYS WAY, THAMES TOWER	£71,441	St. George's Churchyard
20040996	17-19 YEOMAN STREET	£25,860	St. George's Churchyard
20081786	52 BRAUNSTONE GATE	£4,646	Bede Park - lighting

Application Number	Application Site	Amount	Allocated for
	Open-space-and-leisure		
20090045	ABBEY PARK STREET, ABBEY MILLS & WOLSEY BUILDING (FORMERLY SANGRA & SHONKI BUILDINGS)	£14,378	Abbey Park - pets corner
20090045	ABBEY PARK STREET, ABBEY MILLS & WOLSEY BUILDING (FORMERLY SANGRA & SHONKI BUILDINGS)	£23,496	St. Margaret's Pastures - Skate Park development
20090485	14-16 BRITON STREET	£1,276	Bede Park - lighting
20100377	40-42 WESTERN ROAD	£13,860	Bede Park - safety and security
20101307	16-26 OXFORD STREET, 28 NEWARKE STREET, ALLEN HOUSE	£30,000	Nelson Mandela Park - street fitness
20101551	KNIGHTON FIELDS ROAD EAST, WHEATSHEAF WORKS	£91,051	Aylestone Recreation Ground - landscaping and play
20102008	GIPSY LANE: LAND WITHIN THE TOWERS HOSPITAL SITE	£17,096	Emerald Centre - pitch improvements
20110177	6-12 HINCKLEY ROAD AND 1A NARBOROUGH ROAD	£3,438	Bede Park - safety and security
20110288	BATH LANE, BLACKFRIARS STREET, RUDING STREET	£66,244	Rally Park - new ball court (MUGA)
20110288	BATH LANE, BLACKFRIARS STREET, RUDING STREET	£76,429	Rally Park - new ball court (MUGA)
20110516	RIDLEY STREET: REAR OF 48 LATIMER STREET	£6,359	Bede Park - lighting
20110877	3A BERRIDGE LANE	£2,157	Loughborough Road open space - refurbishment
20120064	31-33 NARBOROUGH ROAD	£3,402	Bede Park - safety and security
20120331	39 GUILFORD ROAD, LAND ADJACENT	£1,600	Kingsway Spinney
20120622	DISRAELI STREET, HALL LANE	£8,666	Aylestone Meadows - entrance improvements
20120650	LADY HAY ROAD, GLENFRITH FARM	£12,012	Milton Crescent/Upper Temple Walk – play & gym
20120650	LADY HAY ROAD, GLENFRITH FARM	£12,013	Milton Crescent/Upper Temple Walk – play & gym
20120819	62-64 CHURCH GATE	£3,897	City Centre Planters
20120884	62 KNIGHTON LANE	£3,011	Aylestone Meadows - entrance improvements
20120950	27A-27B WHARF STREET SOUTH	£2,320	City Centre Planters
20130363	7 HOLMWOOD DRIVE, LAND AT REAR OF	£6,361	Lamen Road – outdoor gym equipment
20130390	86 SPARKENHOE STREET	£4,490	Stoughton Street South – ball court
20130606	BRIDGEMERE CLOSE, ADJACENT TO 17 AND 18	£7,233	Gilmorton Avenue – street fitness
20131492	81-81A LANSDOWNE ROAD	£8,050	Aylestone Meadows – entrance improvements
20131927	63 GAUL STREET	£2,345	Bede Park - safety and security
20132242	146 LONDON ROAD	£8,647	Cedar Road - ball court and play area

Application Number	Application Site	Amount	Allocated for
	Open-space-and-leisure		
20140183	15 ROWSLEY STREET, LAND ADJACENT	£2,370	Cedar Road - ball court and play area
20140955	38 - 44 CHURCH GATE	£5,133	St. Margaret's Pastures - Skate Park development
20141144	21 - 25 EAST BOND STREET	£5,934	St. Margaret's Pastures - Skate Park development
20141150	7 OSMASTON ROAD (LAND ADJ)	£3,822	Cedar Road - ball court and play area
20141355	326 LOUGHBOROUGH ROAD	£2,463	Loughborough Road open space - refurbishment
20141635	262-264 WESTERN ROAD	£7,031	Bede Park - lighting
20150338	54-58 LONDON ROAD	£41,132	Victoria Park - footpath & planting
20150598	1 ST GEORGES WAY	£53,096	City Centre Play – Haymarket Bus Station
20151047	LAND AT 22 GRANGE LANE AND 53-55 OXFORD STREET	£94,887	Victoria Park – basketball court
20151153	63 BELGRAVE GATE	£6,326	Abbey Park – shrub beds
20161047	57 NEW WALK, CAR PARK ADJACENT	£5,500	The Oval – access improvements
20161047	57 NEW WALK, CAR PARK ADJACENT	£17,500	Victoria Park – basketball court
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£203,224	St Marys Park
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£211,722	St Mary's maintenance of the open space
20171280	52 WESTERN ROAD AND SITE TO REAR OF THE WESTERN PH, BRITON STREET	£69,738	Bede Park - lighting
20172089	YORK STREET, SITE OF CAR PARK	£29,577	Museum Square - planting
20172595	OXENDON STREET, LAND BETWEEN 83 & 103	£10,416	Stoughton Street South – play area and ball court
20180096	BRIDGEMERE CLOSE, REAR OF 133 - 141 LUTTERWORTH ROAD	£20,307	Gilmorton Avenue play area, & ball court improvements and provision of outdoor gym equipment
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£86,000	Victoria Park - bandstand
20180464	ABBAY MEADOWS, SITE OF FORMER BESTWAY CASH & CARRY	£99,100	Abbey Park play area & landscaping
20180528	DE MONTFORT MEWS	£56,268	Prebend Gardens
20190939	39-41 CASTLE STREET	£80,244	1. Castle Gardens - landscaping 2. Victoria Park - basketball court

Unallocated as at 31 March 2022			
Application Number	Application Site	Amount	
	Education		
20180096	BRIDGEMERE CLOSE, REAR OF 133 - 141 LUTTERWORTH ROAD	£35,750	For Education
	Health		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£9,030	For Health
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£41,403	For Health

Appendix 2

Contributions received in 2022-23

Application number	Development Site	Contributions received £
	Education	
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£931,621
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£172,448
20162453	ASHTON GREEN, LEICESTER ROAD / BEAUMONT LEYS LANE / THURCASTON ROAD	£309,278
	Total	£1,413,347
	Flood-and-Water-Management	
20132186	FILBERT WAY, LEICESTER CITY FOOTBALL CLUB	£1,644
	Total	£1,644
	Green-Infrastructure (ecology enhancement)	
20220180	LEICESTER FRITH HOSPITAL, THE BENNION CENTRE RESIDENTIAL WARDS	£3,920
	Total	£3,920
	Health	
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£44,177
	Total	£44,177
	Highways	
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£62,599
	Total	£62,599
	Monitoring Fee	
20212413	ABBAY PARK ROAD, FORMER ADVANCED TAPES AND BUS DEPOT	£628
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£1,708
20220180	LEICESTER FRITH HOSPITAL, THE BENNION CENTRE RESIDENTIAL WARDS	£1,168
20190958	59 FRIAR LANE AND LAND ADJACENT	£358
20201009	37 WELFORD ROAD, REYNARD HOUSE	£358
20201018	107 GRANBY STREET, LAST PLANTAGENET	£358
20182266	11-15 AND 19-35 CONDUIT STREET	£358
	Total	£4,933

Application number	Development Site	Contributions received £
	Open-Space-and-Leisure	
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£225,993
20171126	47-55 NORTHGATE STREET	£71,771
20190958	59 FRIAR LANE AND LAND ADJACENT	£61,632
20201009	37 Welford Road, Reynard House	£185,040
20201018	107 Granby Street, Last Plantagenet	£37,691
20212413	Abbey Park Road, Former Advanced Tapes and Bus Depot	£203,390
	Total	£785,518

Appendix 3

Contributions spent in 2022-23

Application number	Application Site	Amount	Projects contributions spent on
Education			
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£152,280	Contributed towards accommodation to facilitate Madani girls and Madani boys schools increasing their planned admission number
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£170,246	Contributed towards accommodation to facilitate Madani girls and Madani boys schools increasing their planned admission number
	Total	£322,526	
Flood & Water Management			
20132186	FILBERT WAY, LEICESTER CITY FOOTBALL CLUB	£1,644	Water based litter clearance sessions with volunteers on Riverside (River Soar)
	Total	£1,644	
Highways			
20081198	BARKBYTHORPE ROAD, LAND OFF	£20,000	Highways works - Sandfield Primary School 20mph works
20081198	BARKBYTHORPE ROAD, LAND OFF	£35,000	Highways works -Sandfield School Park and Stride works
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£4,970	Contribution towards a controlled pedestrian crossing facility on Lutterworth Road, Leicester
	Total	£59,970	
Monitoring Fee			
20212413	Abbey Park Road, Former Advanced Tapes and Bus Depot	£628	Monitoring Fee
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£1,708	Monitoring Fee
Application number	Application Site	Amount	Projects contributions spent on
Monitoring Fee			
20220180	Leicester Frith Hospital, The Bennion Centre Residential wards	£1,168	Monitoring Fee
20190958	59 FRIAR LANE AND LAND ADJACENT	£358	Monitoring Fee
20201009	37 Welford Road, Reynard House	£358	Monitoring Fee

Application number	Application Site	Amount	Projects contributions spent on
20201018	107 Granby Street, Last Plantagenet	£358	Monitoring Fee
20182266	11-15 AND 19-35 CONDUIT STREET	£358	Monitoring Fee
	Total	£4,933	
	Open-Space-and-Leisure		
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£10,635	Contributed towards the creation of a new public open space at Franklin Fields, consisting of soft and hard landscaping and the installation of play equipment and outdoor gym equipment.
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£1,968	Contributed towards the creation of a new public open space at Franklin Fields, consisting of soft and hard landscaping and the installation of play equipment and outdoor gym equipment.
20120622	DISRAELI STREET, HALL LANE	£8,666	Contributed towards landscape improvements to the car park entrance at Aylestone Meadows
20120884	62 KNIGHTON LANE	£3,011	Contributed towards landscape improvements to the car park entrance at Aylestone Meadows
20110877	3A BERRIDGE LANE	£2,157	Contributed towards the refurbishment of Loughborough Road open space and play area
	Open-Space-and-Leisure		
20141355	326 LOUGHBOROUGH ROAD	£2,463	Contributed towards the provision of play and outdoor gym equipment at Loughborough Road open space
20101307	16-26 OXFORD STREET, 28 NEWARKE STREET, ALLEN HOUSE	£30,000	Provision of street fitness/Calisthenic equipment at Nelson Mandela Park
20101551	KNIGHTON FIELDS ROAD EAST, WHEATSHEAF WORKS	£32,798	Contributed towards the provision of additional play equipment at Aylestone Recreation Ground
20101551	KNIGHTON FIELDS ROAD EAST, WHEATSHEAF WORKS	£38,265	Contributed towards the provision of additional play equipment at Aylestone Recreation Ground
20172089	YORK STREET, SITE OF CAR PARK	£29,577	Clearance and replanting of shrub beds at Museum Square

Application number	Application Site	Amount	Projects contributions spent on
20120819	62-64 CHURCH GATE	£3,897	Replanting of shrub beds on New Bond Street
20120950	27A-27B WHARF STREET SOUTH	£2,320	Contributed towards refurbishment and replanting of raised planters at Lee Circle
20151153	63 BELGRAVE GATE	£6,326	Replanting of the shrub bed adjacent to the park lodges at the main entrance to Abbey Park
20120331	39 GUILFORD ROAD, LAND ADJACENT	£1,600	Contributed towards the purchase of materials to support volunteers to carry out landscape enhancement works at Highway Spinney
20131492	81-81A LANSDOWNE ROAD	£8,050	Contributed towards landscape improvements at the car park entrance to Aylestone Meadows
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£10,885	Contributed towards landscaping and planting at former St Mary's allotment site open space
20150338	54-58 LONDON ROAD	£41,132	Contributed towards grading works and construction of a new footpath across the former bowling green at Victoria Park
	Open-Space-and-Leisure		
20090485	14-16 BRITON STREET	£1,276	Contributed towards the provision of lighting at the outdoor gym and fitness area on the Bede Park Extension
20110516	RIDLEY STREET: REAR OF 48 LATIMER STREET	£6,359	Contributed towards the provision of lighting for the outdoor gym and Parkour training area at Bede Park
20171280	52 WESTERN ROAD AND SITE TO REAR OF THE WESTERN PH, BRITON STREET	£4,078	Contributed towards lighting of the outdoor gym, parkour and barbeque area at Bede Park
20081786	52 BRAUNSTONE GATE	£4,646	Contributed towards tree clearance works to address safety concerns along Martin Ryan Walk at Bede Park
20110177	6-12 HINCKLEY ROAD AND 1A NARBOROUGH ROAD	£3,438	Contributed towards tree clearance works to improve CCTV coverage at Bede Park
20141635	262-264 WESTERN ROAD	£7,031	Contributed towards the provision of lighting at the outdoor gym and Parkour training area at Bede Park
	Total	£260,576	

Appendix 4

Unspent S106 contributions as at 31 March 2023

Application Number	Application Site	Amount	Allocated for
	Community-facilities (sports)		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£437,721	St Oswald Road - provide new cricket ground. St Margaret's Pastures - provide new water based hockey pitch.
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£83,428	Reconfigure field sports events to provide new grass pitch
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£148,000	Reconfigure field sports events to provide new grass pitch
20131374	29-31 YORK ROAD	£10,451	1. Castle Gardens - landscaping 2. Victoria Park - basketball court
	Total	£679,600	
	Economic development		
201790270P	FOSSE PARK SHOPPING CENTRE	£113,569	Contributions for mitigation measures for Aylestone Village and Narborough Road Local Centres
201790270P	FOSSE PARK SHOPPING CENTRE	£204,170	Contributions for a 3 year funding package to develop and implement a skills strategy to provide for Leicester City residents
	Total	£317,739	
	Education		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£857,462	1 - Alderman Richard Hallam Primary 2 - Babington Academy 3 - New College Leicester
	Total	£857,462	
	Green infrastructure (Ecology enhancement/conservation)		
20150809	ABBAY LANE, BYFORD WAY	£10,000	Abbey Pumping Station - A compensation scheme for biodiversity off-setting at the nearby Abbey Pumping Station museum.

Application Number	Application Site	Amount	Allocated for
	Green infrastructure (Ecology enhancement/conservation)		
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£80,000	Victoria Park Footpath & planting - Pond restoration and enhancement, Meadow restoration and enhancement (nature area), 30 years Management, After-care
	Total	£90,000	
	Highways		
20001710	UPPERTON ROAD, BEDE ISLAND SOUTH	£10,000	Freemans Meadow Residents Parking
20170879	3 HIGHCROSS HOUSE OF FRASER UNIT	£43,000	City Centre Public Realm
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£20,121	Bus Passenger Infrastructure
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£296,264	Blackbird Road/Parker Drive Junction Improvements
20182477	AYLESTONE ROAD, FORMER GRANBY HALLS SITE	£146,497	Aylestone Road TCF corridor scheme
20191832	LAND EAST OF THURMASTON LANE OFF COLIN GRUNDY DRIVE	£369,441	Proposed to pool with potential S106 funding expected from Scraptoft proposals.
20191999	LAND OFF RICHARD III ROAD LEICESTER LE3 5QT	£15,952	Proposed to allocate to traffic to ped/cycle signal improvements at Bath Lane junction St Augustine's Road
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£62,599	Committed to a ped/cycle crossing to support A426 bus services and east-west cycle links
	Total	£963,874	
	Open-space-and-leisure		
20021828	14-38 COLTON STREET	£40,000	St. George's Churchyard
20040828	99 BURLEYS WAY, THAMES TOWER	£71,441	St. George's Churchyard
20040996	17-19 YEOMAN STREET	£25,860	St. George's Churchyard

Application Number	Application Site	Amount	Allocated for
	Open-space-and-leisure		
20090045	ABBEY PARK STREET, ABBEY MILLS & WOLSEY BUILDING (FORMERLY SANGRA & SHONKI BUILDINGS)	£14,378	Abbey Park - pets corner
20090045	ABBEY PARK STREET, ABBEY MILLS & WOLSEY BUILDING (FORMERLY SANGRA & SHONKI BUILDINGS)	£23,496	St. Margaret's Pastures - Skate Park development
20100377	40-42 WESTERN ROAD	£13,860	Bede Park - safety and security
20101551	KNIGHTON FIELDS ROAD EAST, WHEATSHEAF WORKS	£19,988	Aylestone Recreation Ground - landscaping and play
20102008	GIPSY LANE: LAND WITHIN THE TOWERS HOSPITAL SITE	£17,096	Emerald Centre - pitch improvements
20110288	BATH LANE, BLACKFRIARS STREET, RUDING STREET	£66,244	Rally Park - new ball court (MUGA)
20110288	BATH LANE, BLACKFRIARS STREET, RUDING STREET	£76,429	Rally Park - new ball court (MUGA)
20120064	31-33 NARBOROUGH ROAD	£3,402	Bede Park - safety and security
20120650	LADY HAY ROAD, GLENFRITH FARM	£12,012	Milton Crescent/Upper Temple Walk – play & gym
20120650	LADY HAY ROAD, GLENFRITH FARM	£12,013	Milton Crescent/Upper Temple Walk – play & gym
20130363	7 HOLMWOOD DRIVE, LAND AT REAR OF	£6,361	Lamen Road – outdoor gym equipment
20130390	86 SPARKENHOE STREET	£4,490	Stoughton Street South – ball court
20130606	BRIDGEMERE CLOSE, ADJACENT TO 17 AND 18	£7,233	Gilmorton Avenue – street fitness
20131927	63 GAUL STREET	£2,345	Bede Park - safety and security
20132242	146 LONDON ROAD	£8,647	Cedar Road - ball court and play area
20140183	15 ROWSLEY STREET, LAND ADJACENT	£2,370	Cedar Road - ball court and play area
20140955	38 - 44 CHURCH GATE	£5,133	St. Margaret's Pastures - Skate Park development
20141144	21 - 25 EAST BOND STREET	£5,934	St. Margaret's Pastures - Skate Park development
20141150	7 OSMASTON ROAD (LAND ADJ)	£3,822	Cedar Road - ball court and play area
20150598	1 ST GEORGES WAY	£53,096	City Centre Play – Haymarket Bus Station
20151047	LAND AT 22 GRANGE LANE AND 53-55 OXFORD STREET	£94,887	Victoria Park – basketball court
20161047	57 NEW WALK, CAR PARK ADJACENT	£5,500	The Oval – access improvements
20161047	57 NEW WALK, CAR PARK ADJACENT	£17,500	Victoria Park – basketball court

Application Number	Application Site	Amount	Allocated for
	Open-space-and-leisure		
20161547	SAFFRON LANE, FORMER ST. MARY'S ALLOTMENT SITE	£192,339	St Marys Park
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£199,119	St Mary's maintenance of the open space
20171280	52 WESTERN ROAD AND SITE TO REAR OF THE WESTERN PH, BRITON STREET	£65,660	Bede Park - lighting
20172595	OXENDON STREET, LAND BETWEEN 83 & 103	£10,416	Stoughton Street South – play area and ball court
20180096	BRIDGEMERE CLOSE, REAR OF 133 - 141 LUTTERWORTH ROAD	£20,307	Gilmorton Avenue play area, & ball court improvements and provision of outdoor gym equipment
20180450	WELFORD ROAD, FREEMENS COMMON AND PUTNEY ROAD, NIXON COURT	£86,000	Victoria Park - bandstand
20180464	ABBEY MEADOWS, SITE OF FORMER BESTWAY CASH & CARRY	£99,100	Abbey Park play area & landscaping
20180528	DE MONTFORT MEWS	£56,268	Prebend Gardens
20190939	39-41 CASTLE STREET	£80,244	1. Castle Gardens - landscaping 2. Victoria Park - basketball court
	Total	£1,422,990	
	Unallocated as at 31 March 2023		
Application Number	Application Site	Amount	Requirement of the s106 agreement
	Education		
20180096	BRIDGEMERE CLOSE, REAR OF 133 - 141 LUTTERWORTH ROAD	£35,750	To apply the Education Contribution towards the provision of secondary education as set out in the Education Contribution Calculation Primary schools within 1 mile Eyes Monsell Primary School Granby Primary School Montrose School Rolleston Primary School Tudor Grange Samworth Academy Secondary schools within 2 mile Sir Jonathan North Community College The Lancaster School Tudor Grange Samworth Academy

Application Number	Application Site	Amount	Requirement of the s106 agreement
	Education		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£931,621	<p>Primary schools within 1 mile</p> <p>Alderman Richard Hallam Primary</p> <p>Barley Croft Primary School</p> <p>Buswells Lodge Primary School</p> <p>Fosse Primary School Inglehurst Infant School</p> <p>Inglohurst Junior School</p> <p>Parks Primary School</p> <p>Slater Primary School</p> <p>Stokes Wood Primary School</p> <p>Wolsey House Primary School</p> <p>Woodstock Primary School</p> <p>Secondary Schools within 2 miles</p> <p>Babington Community College</p> <p>Beaumont Leys School</p> <p>English Martyrs Catholic School</p> <p>New College Leicester</p> <p>Rushey Mead Academy</p>
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£172,448	<p>Primary schools within 1mile</p> <p>Eyres Monsel Primary School</p> <p>Granby Primary School Montrose School</p> <p>Secondary Schools within 2 miles</p> <p>Fullhurst Community College</p> <p>Sir Jonathan North Community College The Lancaster School</p> <p>Tudor Grange Samworth Academy</p>
20162453	ASHTON GREEN, LEICESTER ROAD / BEAUMONT LEYS LANE / THURCASTON ROAD	£309,278	<p>1) The funding, delivery and programme details for the provision of a three form entry primary school</p> <p>2) The funding, delivery and programme details for the provision of a Secondary School</p>
	Total	£1,449,096	
	Health		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£9,030	To apply the Health Contribution towards the expansion of the Beaumont Leys Health Centre, 1 Little Wood Close

Application Number	Application Site	Amount	Requirement of the s106 agreement
	Health		
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£41,403	To apply the Health Contribution towards the expansion of the BeaumontLeys Health Centre 1 Little Wood Close Leicester LE4 OUZ as set out in the healthcare contribution calculation and supporting evidence which is annexed I here to at Schedule 5
20160871	SOMERSET AVENUE, HEACHAM DRIVE (LAND BETWEEN) (FORMERLY KNOWN AS BLACKBIRD ROAD PLAYING FIELDS)	£44,177	To apply the Health Contribution towards the expansion of the Beaumont Leys Health Centre, 1 Little Wood Close
	Total	£94,610	
	Open-space-and-leisure		
20162382	LUTTERWORTH ROAD, FRANKLYN FIELDS	£225,993	Contribution towards the provision On-Site Public Open Space
20171126	47-55 NORTHGATE STREET	£71,771	To be used by the Council for the provision of a multi-use game s area and/or the development of an adult obstacle course at Abbey Park for quality improvements to the existing shrub beds within the model railway area at Abbey Park
20190958	59 FRIAR LANE AND LAND ADJACENT	£61,632	To apply the Green Space Contribution towards the restoration and replanting of the rockery and pond area of Castle Gardens and for the provision of calisthenic/obstacle course equipment at Nelson Mandela Park
20201009	37 Welford Road, Reynard House	£185,040	To apply the Green Space Contribution towards the towards the provision of railings around Museum Square, replanting of over mature shrub beds at Castle Gardens and for improvements to sports and other facilities at Saffron Lane Athletics Stadium and/or contribution to a new basketball court at Victoria Park

Application Number	Application Site	Amount	Requirement of the s106 agreement
	Open-space-and-leisure		
20201018	107 Granby Street, Last Plantagenet	£37,691	To apply the green space contribution towards landscape and perimeter improvements at Museum Square, and towards improved basketball provision at Victoria Park
20212413	Abbey Park Road, Former Advanced Tapes and Bus Depot	£203,390	To apply the Green Space Contribution towards Open Space Enhancement works including the replanting of overmature shrub beds at Abbey Park, the refurbishment/redevelopment of Abbey Park play area and the conversion of a tennis court at Abbey Park into a multi-use games area (MUGA) or refurbishment of the existing ball courts at Garfield Street and Orchardson Avenue
	Total	£785,518	
	Green infrastructure (Ecology enhancement/conservation)		
20220180	Leicester Frith Hospital, The Bennion Centre Residential Wards	£3,920	To be used by the Council for the replacement of 5 category and B protected trees at the application that are required to be felled as part of development
	Total	£3,920	

Appendix 5

Photos of projects delivered with the assistance from S106 contributions

Trees clearance works towards the creation of a new public open space at Franklin Fields, consisting of soft and hard landscaping and the installation of play equipment and outdoor gym equipment S106 funding from application 20162382



Blackbird Fields development (Barratt Homes)



October 2022 (Source: Google imagery) **New access junction at Heacham Drive and Somerset Avenue provided by Barratt Homes**



September 2018 (Source: Google imagery) **Before development**

S278 works - Bath Lane, Planning Application 20180708

Watkin Jones



September 2018 (Source: Google imagery) **Before development**



September 2021 (Source: Google imagery) **Highway improvements by Watkin Jones**

S278 works - Corporation Road Planning Application 20182094

University of Leicester – Space Park



2016 (Source: Leicester City Council Ariel photography) **Before development**



2021 (Source: Leicester City Council Ariel photography) **Highway improvements and access by University of Leicester**

Bath Lane Highway works supported through S106 Contributions



Blackbird Fields (Barratt Homes) Highway works **New access**



Burton Street Lidl **New access**



Exploration Drive (Space Park) **University of Leicester**



Franklyn Fields (Morris Homes) **New access**



Sandfield Park & Stride (Jesse Jackson Park) **Safe Walking Route to school – Persimmon Homes**





Sandfield Primary School **20mph Zone** Persimmon Homes

