



Infrastructure Funding Statement



December 2023

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1. INTRODUCTION

- 1.1 This statement provides a summary of the financial contributions the Isle of Wight Council as local planning authority (LPA) has secured for infrastructure and affordable housing through planning obligations from new developments.
- 1.2 To secure planning obligations (also referred to as s106 contributions, financial contributions or developer contributions) the LPA uses section 106 agreements and unilateral undertakings, it does not use Community Infrastructure Levy (CIL). To better monitor and manage its s106 agreements and payments the LPA commissioned the Council's Software Development team
- 1.3 The work on the new monitoring software has recently been completed and officers have been inputting the relevant data into it, to enable the production of this statement and the associated [CSV files](#)¹. Although all the agreements signed between April 2019 and the present day have been input into the software, it has not been possible to include all payments received, allocated and spent outside of these dates. This is an ongoing piece of work.
- 1.4 The statement excludes any infrastructure delivered on site as part of new developments.
- 1.5 The Council has adopted the following supplementary planning documents (SPDs) that set out how developer contributions will be collected:
- [Isle of Wight Council Health Contributions SPD \(2024\)](#)
 - [Affordable Housing Contribution SPD \(2017\)](#) and the [Housing Affordability SPD \(2023\)](#)
 - [Children's Services Facilities Contributions SPD \(2014\)](#)
 - [Solent Recreation Mitigation Strategy \(Bird Aware\) \(2018\)](#) and [Bird Aware Solent Revised Strategy \(2024\)](#)
- 1.6 The data contained within this statement on developer contributions is the most robust available at the time of publication. However, at times the data is imperfect because it represents estimates at a given point in time and can be subject to change. For example: the LPA does not collect contributions towards

¹ In line with guidance published by the Government in September 2019 (<https://www.gov.uk/guidance/publish-your-developer-contributions-data>).

Children's Services Facilities (CSF) for dwellings of one bedroom however, for outline approvals the council does not always know how many 'eligible dwellings' will be included within a final scheme. Any contribution to CFS is therefore an estimate based on an indicative mix.

- 1.7 It should also be noted, in line with the Council's adopted SPD on Affordable Housing, for sites of under ten units in rural areas and fifteen units in regeneration areas, a contribution is taken which equates to three percent of the sales value over £100,000 (one hundred thousand pounds), which is established prior to occupation by the submission of a conveyancer's letter or red book assessment. As this information is not available when the agreement is signed, the actual figure cannot be confirmed until the dwelling is complete.

2. SECTION 106 OBLIGATIONS

- 2.1 Section 106 Obligations are a mechanism by which LPAs, under section 106 of the Town and Country Planning Act 1990, can seek on site or off-site works, restrictions (for example: use or occupancy) or financial contributions, when it considers they are necessary to mitigation for a negative impact that cannot be dealt with through conditions in the planning permission.
- 2.2 The Council uses both section 106 agreements and unilateral undertakings to secure the necessary obligations.
- 2.3 The obligations contained within an agreement or undertaking can either require financial payments to be made to the council towards off site infrastructure or affordable housing in the locality of the site, or require the developer to undertake the works themselves, including the delivery of on-site affordable housing.
- 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;
 - fair and reasonably related in scale and kind to the development.
- 2.5 Where it is considered necessary for a development to include a section 106 obligation the council require heads of terms or draft agreements to be submitted at validation stage to speed up the determination period. Where

contributions are considered necessary but would impact on the viability of a scheme, the submission of an open book viability assessment is needed to demonstrate the particular abnormal costs of the scheme. Where the assessment can demonstrate viability issues contributions will either be prioritised or waived.

- 2.6 Where contributions or works are required for highway or sustainable transport improvements, these are agreed on a case by case basis, following consultation with Island Roads, on behalf of the Council as Highway Authority and Public Rights of Way and the details contained within any submitted transport assessment.
- 2.7 The Highway Authority does not collect financial contribution towards works but instead require works to be undertaken directly. This statement does not include a list of works completed via Section 278, but the Council will include this in later versions.

3. Section 106 contributions summary

Summary of all monies collected from planning obligations

This table shows the total amount the Council has collected from planning obligations – it does not represent what is available, as it may already have been allocated and then spent, and it excludes any contribution not yet received (if, for example, a trigger point has not yet been reached).

| Purpose | Amount (£) |
|---------------------------------------|-------------------|
| Habitat mitigation contribution (SPA) | 93,257 |
| Affordable Housing | 300,825 |
| Community Facilities | 112,417 |
| Transport | 164,154 |

| | |
|--------------|----------------|
| Ecology | 141,250 |
| Total | 811,903 |

4. Financial contributions received in 2022/23

Affordable housing:

| Planning reference | Address | Date | Amount |
|--------------------|--|-------------|------------|
| 20/01894/RVC | Hoarstone House, Limerstone Road, Brighstone | 13 Apr 2022 | £23,700.00 |
| 19/00200/FUL | Spring Hill, Colwell Road, Freshwater | 08 Aug 2022 | £21,825.00 |
| 20/00996/FUL | Land Rear Of 39 To 45 Robin Hood Street And Adjacent 20, Green Street, Newport | 19 Apr 2022 | £2,550.00 |
| P/00354/18 | Land Adjacent To 255, Gunville Road, Carisbrooke | 20 Oct 2022 | £4,500.00 |
| P/00354/18 | Land Adjacent To 255, Gunville Road, Carisbrooke | 28 Nov 2022 | £26,520.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 06 Jul 2022 | £23,250.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 07 Jul 2022 | £10,000.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 04 Aug 2022 | £21,600.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 28 Sep 2022 | £23,700.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 18 Oct 2022 | £23,250.00 |
| 20/00174/FUL | Plots 5 And 6, Hurst Point View, Totland | 24 Mar 2023 | £8,250.00 |
| P/00678/18 | former Ventnor Methodist Church, High Street, Ventnor | 13 Jun 2022 | £1,500.00 |

| | | | |
|--------------|--|-------------|--------------------|
| P/00678/18 | former Ventnor Methodist Church, High Street, Ventnor | 13 Jun 2022 | £1,290.00 |
| P/00054/18 | Park Green Farm, off, Forest Road, Newport | 20 Oct 2022 | £4,500.00 |
| P/00767/17 | land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde | 25 Apr 2022 | £6,750.00 |
| 20/02235/FUL | Hunters Moon, Hunters Moon Close, Ryde | 19 May 2022 | £26,400.00 |
| | | | £229,585.00 |

Highways

| Planning reference | Address | Date | Amount |
|--------------------|---|-------------|------------------|
| P/00395/17 | land rear of 15 to 18 Priory Walk and adjacent to 17, Chatfeild Road, Niton | 17 Jun 2022 | £3,000.00 |
| | | | £3,000.00 |

Solent Protection Mitigation Strategy (SPA)

| Planning reference | Address | Date | Amount |
|--------------------|---|-------------|-----------|
| 21/01758/FUL | Hunny Hill Farm, Hunny Hill, Brighstone | 24 Mar 2023 | £4,131.00 |
| 22/01503/FUL | Chessell Pottery, Brook Road, Calbourne | 27 Mar 2023 | £834.00 |
| P/00616/18 | United Kingdom Sailing Academy, Arctic Road, Cowes | 13 Jun 2022 | £2,977.00 |
| 19/00680/FUL | Land Adjoining 1, Old Road, East Cowes | 16 Nov 2022 | £768.00 |
| 23/00023/FUL | Bay Tree Cottage Pound Green, Camp Road, Freshwater | 15 Mar 2023 | £390.00 |
| P/01307/13 | land fronting Place Road including land to the side and rear of, 47-11A Place Road and to the rear of The Heritage to | 13 Feb 2023 | £7,568.00 |

| | | | |
|--------------|--|-------------|-----------|
| | Shepards Hay, Tuttons Hill and access off, Place Road, Cowes | | |
| 21/01067/FUL | Long House, Nettlestone Green, Nettlestone | 01 Nov 2022 | £2,283.00 |
| 20/00996/FUL | Land Rear Of 39 To 45 Robin Hood Street And Adjacent 20, Green Street, Newport | 19 Apr 2022 | £2,056.00 |
| P/00327/19 | 1, Lonsdale Avenue, Newport | 24 May 2022 | £650.00 |
| 22/00866/FUL | 12, Shide Road, Newport | 05 Sep 2022 | £390.00 |
| 22/00079/FUL | Land Adjacent To 70 And Rear Of 93 To 103, Alvington Manor View, Carisbrooke | 14 Sep 2022 | £563.00 |
| P/00354/18 | Land Adjacent To 255, Gunville Road, Carisbrooke | 19 Oct 2022 | £7,530.00 |
| 22/00977/FUL | Island Photo Centre Ltd 79, St James Street, Newport | 15 Feb 2023 | £1,126.00 |
| 23/01030/FUL | 77, Gunville Road, Carisbrooke | 08 Mar 2023 | £443.00 |
| P/01092/16 | 58, Pallance Road, Northwood | 28 Sep 2022 | £344.00 |
| 22/01133/FUL | Somerton Farm, Newport Road, Cowes | 16 Nov 2022 | £735.00 |
| 22/00385/HOU | 54, Mayfield Road, Ryde | 04 Jul 2022 | £390.00 |
| P/00347/19 | Aldermoor Farm, Upton Road, Ryde | 19 Oct 2022 | £1,921.00 |
| 20/02119/FUL | 87, High Street, Ryde | 13 Nov 2022 | £2,447.00 |
| 21/00866/FUL | 39, Union Street, Ryde | 02 Feb 2023 | £1,605.00 |
| P/01052/18 | Stonehaven Residential Home 23, Carter Street, Sandown | 30 Aug 2022 | £7,192.00 |
| 22/01254/RVC | Stonehaven Residential Home 23, Carter Street, Sandown | 31 Aug 2022 | £7,192.00 |
| P/00527/18 | 42, Station Road, St Helens | 17 Nov 2022 | £1,274.00 |
| 20/01212/FUL | Adeline, Alum Bay New Road, Totland | 24 Jan 2023 | £789.00 |
| 20/00174/FUL | Plots 5 And 6, Hurst Point View, Totland | 24 Mar 2023 | £1,342.00 |
| 21/01570/FUL | Reynards Boarding Kennels, Palmers Road, Wootton | 13 Apr 2022 | £6,732.00 |
| 22/01171/FUL | Park Farm, Park Road, Wootton | 30 Aug 2022 | £563.00 |

| | | | |
|--------------|-------------------------------|-------------|-------------------|
| 20/00479/FUL | Park Farm, Park Road, Wootton | 28 Feb 2023 | £789.00 |
| | | | £65,024.00 |

Public Rights of Way

| Planning Reference | Address | Date | Amount |
|--------------------|--|-------------|-------------------|
| 21/01758/FUL | Hunny Hill Farm, Hunny Hill, Brighstone | 28 Mar 2023 | £10,000.00 |
| P/01307/13 | land fronting Place Road including land to the side and rear of, 47-11A Place Road and to the rear of The Heritage to Shepards Hay, Tuttons Hill and access off, Place Road, Cowes | 07 Feb 2023 | £10,000.00 |
| P/00336/15 | Land Off, Bouldnor Mead, Shalfleet | 12 Dec 2022 | £8,000.00 |
| 20/01521/FUL | Westerly House, Alum Bay New Road, Totland | 06 Jul 2022 | £10,000.00 |
| P/00395/17 | land rear of 15 to 18 Priory Walk and adjacent to 17, Chatfeild Road, Niton, Ventnor | 17 Jun 2022 | £5,000.00 |
| 20/02235/FUL | Hunters Moon, Hunters Moon Close, Ryde | 19 May 2022 | £500.00 |
| | | | £43,500.00 |

Community

| Planning reference | Address | Date | Amount |
|--------------------|--|-------------|------------|
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 12 Aug 2022 | £5,416.67 |
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 09 Feb 2023 | £47,000.00 |

| |
|------------|
| £52,416.67 |
|------------|

5. Financial contributions received towards monitoring 2022/23

| Planning reference | Address | Date | Amount (£) |
|--------------------|--|-------------|------------|
| 22/00733/FUL | Land at Scotland Farm, West Street, Godshill | 09 Feb 2023 | £2,900.00 |
| 22/00291/FUL | The West Bay Club, Halletts Shute, Yarmouth | 07 Sep 2022 | £900.00 |
| 21/01168/FUL | Land on the corner of St Georges Way and Burnt House Lane, Newport | 15 Sep 2022 | £1,100.00 |
| | | | £4,900.00 |

6. Financial contributions spent in 2022/23

Highways

| Planning reference | Address | Date | Amount |
|--------------------|--|-------------|------------|
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 28 Nov 2022 | £21,117.00 |
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 31 Mar 2023 | £18,127.00 |
| P/02481/03 | Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And, Ashey Road, Ryde | 21 Feb 2023 | £9,703.00 |
| P/00095/10 | land at former Dairy Crest Site, between Westminster Lane and, Petticoat Lane, Newport | 30 Jan 2023 | £1,600.00 |
| | | | £50,547.00 |

Ecology

| Planning reference | Address | Date | Amount |
|--------------------|--|-------------|-------------------|
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 23 Jan 2023 | £13,869.26 |
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 31 Jan 2023 | £13,183.71 |
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 09 Feb 2023 | £47,000.00 |
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 14 Feb 2023 | £7,500.00 |
| | | | £81,552.97 |

Public Rights of Way

| Planning Reference | Address | Date | Amount |
|--------------------|--|-------------|-------------------|
| P/00329/18 | Meadows, Colwell Road, Freshwater | 28 Mar 2023 | £3,333.00 |
| P/00395/17 | land rear of 15 to 18 Priory Walk and adjacent to 17, Chatfeild Road, Niton, Ventnor | 27 Jul 2022 | £5,000.00 |
| P/00440/14 | Woodside Beach Holiday Centre, Lower Woodside Road, Wootton | 18 Jul 2022 | £15,000.00 |
| | | | £23,333.00 |

Community

| Planning Reference | Address | Date | Amount |
|--------------------|---------|------|--------|
|--------------------|---------|------|--------|

| | | | |
|------------|--|-------------|------------------|
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 12 Aug 2022 | £2,740.00 |
| | | | £2,740.00 |

7. Financial contributions transferred in 2022/23

Solent Protection Mitigation Strategy (SPA)

| Planning Ref | Address | Transferred to... | Amount |
|--------------|--|-------------------|------------------|
| 20/02119/FUL | 87, High Street, Ryde | 22 Mar 2023 | £2,447.00 |
| 20/00672/FUL | Wellow Baptist Church, Main Road, Wellow | 27 Oct 2022 | £917.00 |
| | | | £3,364.00 |

Highways

| Planning reference | Address | Date | Amount |
|--------------------|---|-------------|------------------|
| P/00944/12 | land adjacent to and south of Newport Football Club, St. Georges Way, Newport | 12 Aug 2022 | £5,416.67 |
| | | | £5,416.67 |

8. Financial contributions allocation in 2022/23

Transport

| Planning Reference | Address | Allocated to... | Amount |
|--------------------|--|-----------------|-------------|
| P/01373/09 | land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport | 28 Nov 2022 | £240,000.00 |

| |
|-------------|
| £240,000.00 |
|-------------|

Open Space

| Planning Ref | Address | Allocated to... | Amount |
|--------------|---|-----------------|------------|
| P/02481/03 | Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And, Ashe Road, Ryde | 02 Mar 2023 | £30,000.00 |
| | | | £30,000.00 |

9. Summary of non-monetary contributions secured in 2022/23

Affordable Housing

| Planning Ref | Address | Number of units |
|--------------|---|-----------------|
| P/01604/13 | Land adjacent to 70 and rear of 97 to 103 Alvington Manor View, Newport | 4 |
| 20/00303/FUL | Land adjacent to 70 and rear of 97 to 103 Alvington Manor View, Newport | 1 |
| P/01449/18 | Land Adjacent To Blanchards, Moortown Lane And Between Upper Lane and Main Road, Brighstone | 14 |
| 20/02260/FUL | Part Os Parcel 8530 Off Main Road, Rookley | 10 |
| 19/00803/RVC | Land South Of Westridge Farm And To Rear Of 10 To 38 Circular Road Off, Hope Road, Ryde | 9 |
| 20/01160/FUL | Branstone Farm Studies Centre, Branstone, Newchurch, | 33 |
| | | 71 |