



Infrastructure Funding Statement



December 2024

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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)	41,409
Affordable Housing	162,503
Transport	3,000
Total	206,912

4. Financial contributions received in 2023/24

Affordable housing:

Planning reference	Address	Date	Amount
21/00769/FUL	Ledge House 27, Paddock Drive, Bembridge	21 Apr 2023	£24,000.00
19/01142/FUL	Land Adjacent 1, St James Close, East Cowes	11 Mar 2024	£6,450.00
20/00059/FUL	Land Rear Of 1 And 2 Luton Cottages, Pallance Road, Northwood	12 Dec 2023	£16,500.00
21/01376/RVC	D Andrea, Thornton Close, Ryde	08 Sep 2023	£1,500.00
20/00174/FUL	Plots 5 And 6, Hurst Point View, Totland	11 Apr 2023	£7,800.00
20/01521/FUL	Westerly House, Alum Bay New Road, Totland	26 Apr 2023	£23,850.00
20/01521/FUL	Westerly House, Alum Bay New Road, Totland	11 Jul 2023	£23,250.00
			£103,350.00

Nitrates Mitigation

Planning reference	Address	Date	Amount
22/00733/FUL	Land At Scotland Farm, West Street, Godshill	04 Apr 2023	£13,750.00
			£13,750.00

Solent Protection Mitigation Strategy (SPA)

Planning reference	Address	Date	Amount
20/00695/FUL	Land Adjacent To Popes Cottage, Steyne Road, Bembridge	01 Jun 2023	£6,197.00
20/01308/FUL	Oak House, Egypt Hill, Cowes	23 Jun 2023	£864.00
19/00819/FUL	30, Newport Road, Cowes	07 Aug 2023	£1,542.00
22/02168/FUL	Victoria Barracks, Albany Road, East Cowes	05 May 2023	£3,042.00
20/02233/FUL	Kingston Farm, Beatrice Avenue, East Cowes	09 Aug 2023	£5,054.00
19/01142/FUL	Land Adjacent 1, St James Close, East Cowes	21 Mar 2024	£653.00
20/01666/FUL	Idlecombe Farm House, Bowcombe Road, Carisbrooke	06 Dec 2023	£514.00
23/01042/FUL	Shirley House, Avenue Road, Freshwater	10 Oct 2023	£443.00
20/00779/FUL	Mountfield Holiday Park, Norton Green, Freshwater	24 Oct 2023	£4,062.00
23/00610/FUL	Albion Hotel Freshwater Bay, Gate Lane, Freshwater	13 Dec 2023	£639.00
22/02169/RVC	Land Between 107 And 117, Newnham Road, Binstead	16 May 2023	£4,462.00
20/00725/FUL	Great Upton Farm, Gatehouse Road, Ryde	24 Jul 2023	£514.00
22/00206/FUL	Lindfield Stables, Woodland Close, Seaview	14 Apr 2023	£390.00
22/00577/FUL	Orange Tree, Madeira Road, Seaview	15 Nov 2023	£681.00
22/00860/FUL	356, Fairlee Road, Newport	04 Apr 2023	£2,334.00
21/00641/FUL	Site Of Garages Land Adjacent 131, Whitepit Lane, Newport	10 May 2023	£1,725.00
P/00862/15	Calamint Cottage, Rowridge Lane, Newport	21 Jun 2023	£172.00

P/00135/19	7 High Street And 4 And 5 Langley Court, Pyle Street, Newport	26 Jul 2023	£2,230.00
P/01439/18	Forest Farm, Whitehouse Road, Newport	08 Sep 2023	£637.00
20/01100/FUL	424, Newport Road, Cowes	13 Oct 2023	£1,460.00
20/00059/FUL	Land Rear Of 1 And 2 Luton Cottages, Pallance Road, Northwood	12 Dec 2023	£653.00
22/01996/FUL	Adjacent 1, Crescent Road, Sandown	30 Aug 2023	£443.00
19/01255/FUL	Caravan Pennethorne Park Farm, Hamstead Drive, Shalfleet	05 Oct 2023	£2,096.00
21/02316/FUL	Land West Of Eversleigh, Ningwood Hill, Shalfleet	26 Mar 2024	£681.00
22/01853/FUL	Culver View Lodge, Carpenters Road, Brading	17 May 2023	£390.00
23/01298/RVC	356, Fairlee Road, Newport	13 Sep 2023	£168.00
			£42,046.00

Public Rights of Way

Planning Reference	Address	Date	Amount
P/00966/14	Land Adjacent To Blanchards Moortown Lane And Between Upper Lane And, Main Road, Brightstone	07 Nov 2023	£3,000.00
			£3,000.00

5. Financial contributions received towards monitoring 2023/24

Planning reference	Address	Date	Amount (£)

22/00631/FUL	Land West Of 40 - 48 & 37 To 47 Broadwood Lane 17 & 24 Forest Hills 2-20 & 28 – 36 Arthur Moody Drive, Carisbrooke	09/09/2024	£2,320.00
			£2,320.00

6. Financial contributions spent in 2023/24

Highways

Planning reference	Address	Date	Amount
20/02271/OUT	Carters Stables, Carters Road, Ryde, Isle Of Wight, PO33 4BP	01 Mar 2024	£7,500.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport, Isle Of Wight, PO30	26 May 2023	£4,621.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport, Isle Of Wight, PO30	30 Sep 2023	£5,271.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport, Isle Of Wight, PO30	30 Sep 2023	£10,748.00
P/02481/03	Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And, Ashey Road, Ryde, Isle Of Wight	12 Jul 2023	£2,614.00
P/02481/03	Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And, Ashey Road, Ryde, Isle Of Wight	26 Jul 2023	£7,999.56
P/02481/03	Part OS Parcels 1238, 0135 And 0952 Land Between Weeks	13 Sep 2023	£3,500.00

	Road And, Ashey Road, Ryde, Isle Of Wight		
P/02481/03	Part OS Parcels 1238, 0135 And 0952 Land Between Weeks Road And, Ashey Road, Ryde, Isle Of Wight	17 Nov 2023	£40,000.00
P/00095/10	land at former Dairy Crest Site, between Westminster Lane and, Petticoat Lane, Newport, Isle Of Wight, PO30	08 Aug 2023	£30,000.00
			£112,253.56

Public Rights of Way

Planning Reference	Address	Date	Amount
21/01758/FUL	Hunny Hill Farm, Hunny Hill, Brightstone, Isle Of Wight, PO30 4DR	10 Oct 2023	£10,000.00
P/00329/18	Meadows, Colwell Road, Freshwater, Isle Of Wight, PO409SW	10 Oct 2023	£4,375.00
P/00006/16	Robin Hill Country Park, Downend Road, Arreton, Isle Of Wight, PO30 2NU	07 Jul 2023	£5,000.45
P/01141/15	Land Adjacent To Hunters Way, Buckbury Lane, Newport, Isle Of Wight	11 Jul 2023	£2,666.00
			£22,041.45

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.	30 Aug 2023	£890.91

	Georges Way, Newport, Isle Of Wight, PO30		
			£890.91

7. Financial contributions transferred in 2023/24

Solent Protection Mitigation Strategy (SPA)

Planning Ref	Address	Transferred to...	Amount
20/00695/FUL	Land Adjacent To Popes Cottage, Steyne Road, Bembridge	27 Jul 2023	£6,197.00
P/00168/17	land between 14 & 16, New Road, Brading, Sandown	27 Jul 2023	£172.00
21/01758/FUL	Hunny Hill Farm, Hunny Hill, Brightstone	27 Jul 2023	£4,131.00
22/01503/FUL	Chessell Pottery, Brook Road, Calbourne	03 Aug 2023	£834.00
19/00065/FUL	38, The Green, Cowes	27 Jul 2023	£1,000.00
20/01308/FUL	Oak House, Egypt Hill, Cowes	31 Jul 2023	£864.00
19/00819/FUL	30, Newport Road, Cowes	10 Oct 2023	£1,542.00
21/01816/RVC	26, Sylvan Avenue, East Cowes	27 Jul 2023	£361.00
22/02168/FUL	Victoria Barracks, Albany Road, East Cowes	27 Jul 2023	£3,042.00
19/00680/FUL	Land Adjoining 1, Old Road, East Cowes	27 Jul 2023	£768.00
20/02233/FUL	Kingston Farm, Beatrice Avenue, East Cowes	10 Oct 2023	£5,054.00
23/00023/FUL	Bay Tree Cottage Pound Green, Camp Road, Freshwater	27 Jul 2023	£390.00
20/00678/FUL	Kent Cottage, Westhill Lane, Yarmouth	27 Jul 2023	£514.00
23/00610/FUL	Albion Hotel Freshwater Bay, Gate Lane, Freshwater	11 Mar 2024	£639.00

20/00779/FUL	Mountfield Holiday Park, Norton Green, Freshwater	11 Mar 2024	£4,062.00
23/01042/FUL	Shirley House, Avenue Road, Freshwater	11 Mar 2024	£443.00
22/02169/RVC	Land Between 107 And 117, Newnham Road, Binstead	27 Jul 2023	£4,462.00
21/02558/REG75	Kemphill Farm, Stroud Wood Road, Ryde	27 Jul 2023	£1,323.00
20/00725/FUL	Great Upton Farm, Gatehouse Road, Ryde	10 Oct 2023	£514.00
21/00123/FUL	Beech Grove Lake Surgery 5, Sandown Road, Sandown	27 Jul 2023	£671.00
21/00110/FUL	Bullen Mead, Bullen Road, Nettlestone	27 Jul 2023	£1,578.00
P/00476/18	Land adjacent Park View, Bullen Road, Ryde	27 Jul 2023	£637.00
21/01067/FUL	Long House, Nettlestone Green, Nettlestone	27 Jul 2023	£2,283.00
P/01386/18	land at and adjacent to Westbrook Lodge, Oakhill Road, Ryde	27 Jul 2023	£1,498.00
22/00577/FUL	Orange Tree, Madeira Road, Seaview	11 Mar 2024	£563.00
P/00354/18	Land Adjacent To 255, Gunville Road, Carisbrooke	27 Jul 2023	£7,530.00
22/00977/FUL	Island Photo Centre Ltd 79, St James Street, Newport	27 Jul 2023	£1,126.00
P/00862/15	Calamint Cottage, Rowridge Lane, Newport	27 Jul 2023	£172.00
21/00693/FUL	Hair Lounge 35, St James Street, Newport	27 Jul 2023	£522.00
22/00860/FUL	356, Fairlee Road, Newport	27 Jul 2023	£2,344.00
21/00641/FUL	Site Of Garages Land Adjacent 131, Whitepit Lane, Newport	27 Jul 2023	£1,725.00
22/00866/FUL	12, Shide Road, Newport	27 Jul 2023	£390.00
22/00079/FUL	Land Adjacent To 70 And Rear Of 93 To 103, Alvington Manor View, Carisbrooke	27 Jul 2023	£563.00

20/00996/FUL	Land Rear Of 39 To 45 Robin Hood Street And Adjacent 20, Green Street, Newport	27 Jul 2023	£2,056.00
P/00327/19	1, Lonsdale Avenue, Newport	27 Jul 2023	£650.00
P/01136/18	land adjacent 11, Partridge Road, Newport	27 Jul 2023	£487.00
P/01439/18	Forest Farm, Whitehouse Road, Newport	10 Oct 2023	£637.00
23/01030/FUL	77, Gunville Road, Carisbrooke	10 Oct 2023	£443.00
P/00135/19	7 High Street And 4 And 5 Langley Court, Pyle Street, Newport	10 Oct 2023	£2,230.00
22/01133/FUL	Somerton Farm, Newport Road, Cowes	27 Jul 2023	£735.00
P/00653/17	2, Pallance Road, Northwood	27 Jul 2023	£172.00
P/01092/16	58, Pallance Road, Northwood	27 Jul 2023	£344.00
P/01577/17	Pear Tree Cottage, Pallance Lane, Northwood	27 Jul 2023	£1,274.00
20/01100/FUL	424, Newport Road, Cowes	11 Mar 2024	£1,460.00
P/00347/19	Aldermoor Farm, Upton Road, Ryde	27 Jul 2023	£1,921.00
P/00274/19	Rye House, Playstreet Lane, Ryde	27 Jul 2023	£1,670.00
21/00866/FUL	39, Union Street, Ryde	27 Jul 2023	£1,605.00
20/00435/FUL	Rye House, Playstreet Lane, Ryde	27 Jul 2023	£789.00
22/00385/HOU	54, Mayfield Road, Ryde	27 Jul 2023	£390.00
P/01052/18	Stonehaven Residential Home 23, Carter Street, Sandown	27 Jul 2023	£7,192.00
21/00084/FUL	Royal Pier Hotel 10, Pier Street, Sandown	27 Jul 2023	£2,849.00
20/00412/FUL	Former Belgrave Hotel 14 - 16, Beachfield Road	27 Jul 2023	£6,082.00
21/00809/FUL	Sandown Bay Holiday Centre, Yaverland Road, Sandown	27 Jul 2023	£2,449.00
22/01254/RVC	Stonehaven Residential Home 23, Carter Street, Sandown	27 Jul 2023	£7,192.00

22/01996/FUL	Adjacent 1, Crescent Road, Sandown	10 Oct 2023	£443.00
21/02468/RVC	Wellow Alpaca Stud, Main Road, Wellow	27 Jul 2023	£801.00
19/01255/FUL	Caravan Pennethorne Park Farm, Hamstead Drive, Shalfleet	11 Mar 2024	£2,096.00
22/01853/FUL	Culver View Lodge, Carpenters Road, Brading	27 Jul 2023	£390.00
P/00527/18	42, Station Road, St Helens	27 Jul 2023	£1,274.00
21/00939/FUL	Tekoa, Princes Road, Freshwater	27 Jul 2023	£681.00
20/01521/FUL	Westerly House, Alum Bay New Road, Totland	27 Jul 2023	£5,523.00
21/01691/FUL	Wychwood, Cliff Road, Totland	27 Jul 2023	£361.00
20/01212/FUL	Adeline, Alum Bay New Road, Totland	27 Jul 2023	£789.00
20/00174/FUL	Plots 5 And 6, Hurst Point View, Totland	27 Jul 2023	£1,342.00
23/01298/RVC	356, Fairlee Road, Newport	10 Oct 2023	£168.00
20/00479/FUL	Park Farm, Park Road, Wootton	27 Jul 2023	£789.00
20/02235/FUL	Hunters Moon, Hunters Moon Close, Ryde	27 Jul 2023	£1,342.00
P/00165/19	Villa Dante, Harwood Close, Ryde	27 Jul 2023	£1,153.00
P/00786/17	land adjacent to Harwood Garage and rear of Homeslea, High Street, Wootton Bridge, Ryde	27 Jul 2023	£688.00
22/01171/FUL	Park Farm, Park Road, Wootton	27 Jul 2023	£563.00
21/01570/FUL	Reynards Boarding Kennels, Palmers Road, Wootton	27 Jul 2023	£6,732.00
20/01245/FUL	Tapnell Farm, Newport Road, Freshwater	27 Jul 2023	£1,630.00
20/01543/FUL	The Old Surgery, Station Road, Yarmouth	27 Jul 2023	£671.00
			£127,977.00

8. Financial contributions allocation in 2023/24

Art

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	17 Jan 2024	£50,000.00
			£50,000.00

9. Summary of non-monetary contributions secured in 2023/24

Affordable Housing

Planning Ref	Address	Number of units
20/01160/FUL	Branstone Farm Studies Centre, Branstone, Newchurch,	9
21/00964/FUL	Ryde House, Ryde House Drive, Ryde	10
		19