



Infrastructure Funding Statement



December 2022

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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 Children's Services Facilities (CSF) for dwellings of one bedroom however, for

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

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)	52,318
Affordable Housing	275,124
Transport	562,000
Ecology	127,500

Total	1,016,942
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4. Financial contributions received in 2021/22

Affordable housing:

Planning reference	Address	Date	Amount
19/00065/FUL	38, The Green, Cowes,	15 Jul 2021	£3,825.00
19/00065/FUL	38, The Green, Cowes,	10 Aug 2021	£3,825.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	06 Jul 2021	£11,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	16 Aug 2021	£17,550.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	09 Sep 2021	£16,050.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	09 Nov 2021	£17,250.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	19 Apr 2021	£5,850.00
19/00853/FUL	Haven House, Church Road, Ryde	14 Jun 2021	£12,000.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	28 Jul 2021	£6,450.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	30 Jul 2021	£6,450.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	27 Oct 2021	£10,500.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	16 Dec 2021	£7,500.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	10 Mar 2022	£12,500.00

P/00427/18	Land Adjacent Nilmotnor, Newport Road, Sandown	20 Jan 2022	£9,750.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	21 Apr 2021	£18,378.00
19/01523/FUL	Larch Cottage, Kendal Road, Totland	21 May 2021	£6,750.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	14 Jul 2021	£18,756.60
P/00678/18	former Ventnor Methodist Church, High Street, Ventnor	11 Jan 2022	£1,950.00
P/00678/18	former Ventnor Methodist Church, High Street, Ventnor	11 Jan 2022	£1,500.00
P/00678/18	former Ventnor Methodist Church, High Street, Ventnor	11 Jan 2022	£2,250.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	06 May 2021	£11,699.25
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	06 Jul 2021	£5,700.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	15 Feb 2022	£5,985.00
20/01543/FUL	The Old Surgery, Station Road, Yarmouth	01 Jun 2021	£7,650.00
			£221,368.85

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	29 Dec 2021	£541,000.00
			£541,000.00

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	02 Nov 2021	£127,500.00
			£127,500.00

Solent Protection Mitigation Strategy (SPA)

Planning reference	Address	Date	Amount
21/00769/FUL	Ledge House 27, Paddock Drive, Bembridge	16 Aug 2021	£522.00
20/00461/FUL	49, Steyne Road, Bembridge	15 Sep 2021	£1,185.00
21/01981/RVC	Ledge House 27, Paddock Drive, Bembridge	30 Mar 2022	£159.00
P/01517/15	Land Between 14 And 16, New Road, Brading	24 Feb 2022	£516.00
P/00168/17	land between 14 & 16, New Road, Brading,	24 Feb 2022	£172.00
19/00065/FUL	38, The Green, Cowes	22 Apr 2021	£1,000.00
21/01816/RVC	26, Sylvan Avenue, East Cowes	11 Nov 2021	£361.00
20/00678/FUL	Kent Cottage, Westhill Lane, Yarmouth	23 Nov 2021	£514.00
21/02558/REG75	Kemphill Farm, Stroud Wood Road, Ryde	07 Mar 2022	£1,323.00
21/00123/FUL	Beech Grove Lake Surgery 5, Sandown Road, Sandown	09 Apr 2021	£671.00
21/00110/FUL	Bullen Mead, Bullen Road, Nettlestone	30 Apr 2021	£1,578.00
P/01386/18	land at and adjacent to Westbrook Lodge, Oakhill Road, Ryde	12 Oct 2021	£1,498.00
P/00476/18	Land adjacent Park View, Bullen Road, Ryde	14 Oct 2021	£637.00

P/01136/18	land adjacent 11, Partridge Road, Newport	11 Jun 2021	£487.00
19/00212/RVC	Land Adjacent The Old Dairy Farm, Horsebridge Hill, Newport	28 Jul 2021	£1,204.00
21/00693/FUL	Hair Lounge 35, St James Street, Newport	27 Aug 2021	£522.00
P/00344/19	33, Noke Common, Newport	10 Sep 2021	£5,569.00
P/01141/15	Land Adjacent To Hunters Way, Buckbury Lane, Newport	23 Feb 2022	£3,745.00
P/00653/17	2, Pallance Road, Northwood	24 Feb 2022	£172.00
P/01577/17	Pear Tree Cottage, Pallance Lane, Northwood	30 Mar 2022	£1,274.00
20/00435/FUL	Rye House, Playstreet Lane, Ryde	16 Apr 2021	£789.00
P/00274/19	Rye House, Playstreet Lane, Ryde	30 Mar 2022	£1,670.00
21/00084/FUL	Royal Pier Hotel 10, Pier Street, Sandown	13 Apr 2021	£2,849.00
20/00412/FUL	Former Belgrave Hotel 14 - 16, Beachfield Road, Sandown	26 Jul 2021	£6,082.00
21/00809/FUL	Sandown Bay Holiday Centre, Yaverland Road, Sandown	03 Mar 2022	£2,449.00
20/01258/FUL	Kensal, Solent Road, Shalfleet	14 May 2021	£356.00
20/00672/FUL	Wellow Baptist Church, Main Road, Wellow PO41 0SZ	24 Dec 2021	£917.00
P/00342/18	Wellow Alpaca Stud, Main Road, Wellow 0SZ	10 Jan 2022	£172.00
P/00342/18	Wellow Alpaca Stud, Main Road, Wellow 0SZ	10 Jan 2022	£465.00
21/02468/RVC	Wellow Alpaca Stud, Main Road, Wellow	11 Jan 2022	£801.00
20/01521/FUL	Westerly House, Alum Bay New Road, Totland	21 Jul 2021	£5,523.00
21/00939/FUL	Tekoa, Princes Road, Freshwater	19 Oct 2021	£681.00
21/01691/FUL	Wychwood, Cliff Road, Totland	16 Nov 2021	£361.00

20/02235/FUL	Hunters Moon, Hunters Moon Close, Ryde	06 May 2021	£1,342.00
P/00165/19	Villa Dante, Harwood Close, Ryde	02 Feb 2022	£1,153.00
P/00786/17	land adjacent to Harwood Garage and rear of Homeslea, High Street, Wootton Bridge, Ryde	02 Feb 2022	£688.00
20/01245/FUL	Tapnell Farm, Newport Road, Freshwater	22 Apr 2021	£1,630.00
20/01543/FUL	The Old Surgery, Station Road, Yarmouth	28 Jun 2021	£671.00
			£51,708.00

Public Rights of Way

Planning Reference	Address	Date	Amount
P/00006/16	Robin Hill Country Park, Downend Road, Arreton	31 Mar 2022	£20,000.00
P/01141/15	Land Adjacent To Hunters Way, Buckbury Lane, Newport	21 Feb 2022	£8,000.00
P/00165/19	Villa Dante, High Street, Wootton Bridge, Ryde	02 Feb 2022	£1,000.00
			£29,000.00

5. Financial contributions received towards monitoring 2021/22

Planning reference	Address	Date	Amount (£)
P/00329/18	Meadows, Colwell Road, Freshwater	18 Nov 2021	£500.00
21/00357/FUL	Land to the East of Birch Close and North of Solent Gardens, Freshwater	18 Feb 2022	£2,750.00

£3,250.00

6. Financial contributions spent in 2021/22

Highways

Planning reference	Address	Date	Amount
P/01562/03	land at and rear of 52 and 54, Wyatts Lane, Cowes	02 Nov 2021	£3,983.35
			£3,983.35

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	29 Dec 2021	£8,550.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	10 Feb 2022	£11,667.00
			£20,217.00

Public Rights of Way

Planning Reference	Address	Date	Amount
P/01376/15	Waste Fuels Plant, Forest Road, Newport	31 Mar 2022	£1,130.85
P/00164/17	land at Ryde House, off, Binstead Road, Ryde	06 Jan 2022	£11,000.00
			£12,130.85

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	19 Aug 2021	£974.57
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	28 Feb 2022	£34,651.00
			£35,625.57

7. Financial contributions transferred in 2021/22

Solent Protection Mitigation Strategy (SPA)

Planning Ref	Address	Transferred to...	Amount
P/00963/18	land rear of Almora, adjacent to 5, Howgate Close, Bembridge	08 Jun 2021	£637.00
P/00053/18	Will-o-Cott, Lane End Road, Bembridge	08 Jun 2021	£516.00
P/01517/15	Land Between 14 And 16, New Road, Brading	24 Feb 2022	£516.00
P/00173/19	The Coach House, Queens Road, Cowes	08 Jun 2021	£749.00
P/00795/18	land adjacent Home Waters, Trinity Church Lane, Cowes	08 Jun 2021	£902.00
20/00707/FUL	Victoria Apartments 41, Victoria Grove, East Cowes	25 Jan 2022	£3,600.00
P/01564/17	Small Horse Farm, Madeira Lane, Freshwater	08 Jun 2021	£172.00
P/00329/18	Meadows, Colwell Road, Freshwater	08 Jun 2021	£10,677.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	08 Jun 2021	£6,930.00

P/00712/17	Ravens Oaks Farm, Carters Road, Upton, Ryde	08 Jun 2021	£172.00
P/00235/19	Little Briddlesford Farm, Wootton Bridge, Ryde	08 Jun 2021	£653.00
19/00811/FUL	Clover Cottage, Briddlesford Lane, Havenstreet	08 Jun 2021	£500.00
P/00977/18	Roebeck Country Park, Gatehouse Road, Ryde	08 Jun 2021	£3,409.00
P/01187/18	Roebeck Country Park, Gatehouse Road, Upton, Ryde	08 Jun 2021	£1,461.00
P/00777/17	Land adjacent to, 8 Rosemead, Sandown	08 Jun 2021	£172.00
19/00443/FUL	The Aviator, Scotchells Brook Lane, Lake, Isle Of Wight	08 Jun 2021	£2,421.00
19/01485/FUL	The Olive Grove, Palmers Lane, Newchurch	08 Jun 2021	£653.00
P/00395/15	land off, Ash Lane, Newport	08 Jun 2021	£8,600.00
19/00382/FUL	Pan Meadows, Land Between Staplers Road And, St Georges Way, Newport	08 Jun 2021	£4,806.00
P/00320/19	358 Fairlee Road, Newport	08 Jun 2021	£653.00
P/00321/19	59, Watergate Road, Newport	08 Jun 2021	£328.00
P/00925/18	1 Albert Cottages, Rosemary Lane, Ryde	08 Jun 2021	£487.00
P/00044/18	land adjacent, Cranford House, Binstead Road, Ryde	08 Jun 2021	£172.00
P/00760/16	Land South Of Westridge Farm And To Rear Of 10 To 38 Circular Road Off, Hope Road, Ryde	17 Jun 2021	£6,880.00
P/01415/18	57 Foreland Road, Bembridge	08 Jun 2021	£749.00
P/01227/18	Green Meadows and Green Meadows Lodge, Colwell Road, Freshwater	08 Jun 2021	£29,775.00
			£86,590.00

8. Financial contributions allocation in 2021/22

Affordable Housing

Planning Reference	Address	Allocated too....	Amount
19/00065/FUL	38, The Green, Cowes	15 Jul 2021	£3,825.00
19/00065/FUL	38, The Green, Cowes	10 Aug 2021	£3,825.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	06 Jul 2021	£11,250.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	16 Aug 2021	£17,550.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	09 Sep 2021	£16,050.00
P/00981/18	Land at Dottens Farm, Baring Road, Cowes	09 Nov 2021	£17,250.00
19/00853/FUL	Haven House, Church Road, Ryde	14 Jun 2021	£12,000.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	28 Jul 2021	£6,450.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	30 Jul 2021	£6,450.00
P/00798/17	Land between 107 and 117, Newnham Road, Ryde	27 Oct 2021	£10,500.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	21 Apr 2021	£18,378.00
19/01523/FUL	Larch Cottage, Kendal Road, Totland	21 May 2021	£6,750.00
P/00543/18	Land between York Lane &, Cliff Road, Totland Bay	14 Jul 2021	£18,756.00
P/00767/17	land between 6 and 18, Lushington Hill, Wootton Bridge, Ryde	06 Jul 2021	£5,700.00

20/01543/FUL	The Old Surgery, Station Road, Yarmouth	01 Jun 2021	£7,650.00
			£162,384.00

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	30 Nov 2021	£300,000.00
P/01373/09	land to the south east of Newport, between and including part of Staplers Road and, St. Georges Way, Newport	30 Nov 2021	£934,867.00
			£1,234,867.00

Public Rights of Way

Planning Ref	Address	Allocated to...	Amount
P/00329/18	Meadows, Colwell Road, Freshwater	06 Jan 2022	£10,000.00
P/00164/17	land at Ryde House, off, Binstead Road, Ryde	12 Apr 2021	£11,000.00
P/00440/14	Woodside Beach Holiday Centre, Lower Woodside Road, Wootton	06 Jan 2022	£15,000.00
			£36,000.00

9. Summary of non-monetary contributions secured in 2021/22

Affordable Housing

Planning Ref	Address	Number of units
P/00329/18	Meadows, Colwell Road, Freshwater	7
P/01604/13	Land adjacent to 70 and rear of 97 to 103 Alvington Manor View, Newport	2
20/00121/FUL	Land off, Ash Lane, Newport	4
P/00970/18	Land of Bouldnor Mead, Boudnor, Yarmouth	6
P/01227/18	Green Meadows and Green Meadows Lodge, Colwell Road, Freshwater	75
P/00760/16	Land South Of Westridge Farm And To Rear Of 10 To 38 Circular Road Off, Hope Road, Ryde	20
		114