

Infrastructure Funding Statement

December 2025



**Melton
Borough
Council**

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1 Executive Summary

An Infrastructure Funding Statement (IFS) is a document produced each year summarising all financial and non-financial developer contributions activity for the previous financial year. These statements are intended to help local communities and developers see how contributions have been spent and understand what future contributions will be spent on, ensuring a transparent and accountable process. Following amendments to the Community Infrastructure Levy Regulations in 2019, Melton Borough Council (MBC) produced its first IFS in December 2020. Annual publications since 2020 can be viewed on the [website](#).

This statement covers the period April 1st 2024 to March 31st 2025 (shown as 2024/25).

As we paused proceedings on adopting a Community Infrastructure Levy (CIL) this IFS will not include any details on CIL payments as, we only use section 106 agreements to secure developer contributions. Large-scale infrastructure such as educational facilities, highways, and waste, are delivered by Leicestershire County Council. Please refer to the [Leicestershire County Council IFS](#) for details on developer contributions for large-scale infrastructure.

Out of the **2** section 106 agreements that were signed in 2024/25 the following developer contributions were secured:

- **£108,476.11** worth of Council financial developer contributions
- **12** Affordable Housing Units
- **0** On-site Open Spaces

In 2024/25 we received **£254,748.06** of financial developer contributions that covered infrastructure and projects such as Police, Healthcare, Affordable Housing, Village Hall and Monitoring. We are expecting the amount of received contributions to rise in the coming years, as more large developments commence across the Borough.

During the period 2024/25, we have received confirmation that the s106 contributions that have been previously transferred were spent in this financial year towards Healthcare facilities at Latham House and Welby Practice, Play Equipment and Nether Broughton Village Hall.

Over the coming years we will work with infrastructure partners collaboratively to ensure developer contributions meet the necessary infrastructure needs associated with the development growth throughout the Borough. This will all be monitored and published through these annual statements going forward.

2 Introduction

2.1 Purpose of this document

The Infrastructure Funding Statement (IFS) was introduced in 2020 this is the sixth time this document has been published. It will be updated and published annually in line with the regulation that came into force on the 1st September 2019, in [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#).

The IFS provides a summary of all financial and non-financial developer contributions' activity for the previous financial year. This statement covers the period April 1st 2024 to March 31st 2025. These statements are intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system ([Planning Practice Guidance, para 172](#)).

2.2 What are Developer Contributions?

This section aims to give an overview of developer contributions to people who are unfamiliar of the concept and processes.

New developments can make a positive addition to an area, for example, providing new homes and jobs. However, they can also have an impact on the local community, placing additional pressures on the local infrastructure and facilities such as the local schools, highways, community facilities etc. Effective use of obligations and contributions can play a vital role in ensuring that necessary infrastructure provision keeps pace with new development.

Where new development is acceptable in principle, but the proposal raises negative impacts, developer contributions can help to reduce or mitigate its impact on the locality by requiring a developer to either deliver or contribute to services / facilities by way of either physical works or financial contributions. The impact of new development will vary between development sites, and any planning obligation should reflect the specific requirements of the locality.

Developer contributions can be contained within Section 106 agreements, which are legal agreements between the Council, landowners/developers and/or infrastructure providers to help make a development acceptable in planning terms, that bind parties to providing or contributing funding towards the delivery of infrastructure.

Another type of planning obligation is the Community Infrastructure Levy (CIL) which is a planning charge introduced by the Planning Act 2008 as a tool to help deliver infrastructure to support the development of the local area. Local authorities can choose to introduce a CIL which is calculated on a £ per square metre basis on new development. Changes to the CIL

came into force on 1st September 2019. Planning applications that come after this date will refer to the updated version for a planning charge.

Developer contributions may only be requested if they meet the 3 statutory tests as set out in the [Community Infrastructure Levy \(CIL\) Regulations 2010 \(as amended\)](#) and in paragraph 58 of the [National Planning Policy Framework \(December 2024\)](#); they are

- 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.

The implementation of infrastructure after receiving the developer contributions is carried out by Melton Borough Council (MBC), Leicestershire County Council (LCC) and infrastructure providers such as Leicestershire Constabulary, NHS Integrated Care Boards (ICBs), and Parish Councils etc. Large-scale infrastructure including but not limited to educational facilities, highways, and waste are delivered by Leicestershire County Council. Consequently, please look at the [Leicestershire County Council IFS](#) for details on developer contributions for large-scale infrastructure.

2.3 Policy Context

This document is now required by the Ministry of Housing, Communities and Local Government (MHCLG) when they published [Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#). The legislation states;

121A.—(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);

(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);

(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

Further guidance has been provided in [planning practice guidance](#) detailing the content of the IFS. The [Planning Advisory Service](#) published some further guidance to assist planning authorities publish their IFS in August 2023 which has been used in the production of the latest IFSs.

From a local perspective this document will support the monitoring of [Policy IN3 Infrastructure Contributions and Community Infrastructure levy](#) in the adopted Melton Local Plan.

Following its [Review](#), the adopted Melton Local Plan is currently going through a partial update, further information on the progress of the [Melton Local Plan review and update](#) can be found on our website. The latest version of the timetable, the Local Development Scheme, can also be found on the [website](#).

2.4 Developer Contribution Supplementary Planning Document

The Council adopted the [Developer Contribution Supplementary Planning Document](#) in September 2021, which illustrates the Council's procedure and priorities for requesting, securing and monitoring developer contributions. This document should be referred to as guidance when dealing with the developer contribution process.

3 The CIL Report

In 2017 Melton Borough Council began work on creating a Community Infrastructure Levy Charging Schedule; this included an undertaking of a viability assessment. From this work and a public consultation, it was [decided](#) in July 2019 by Cabinet that progress on CIL be suspended until a time where the council believes it is a suitable approach for MBC. Therefore, this Infrastructure Funding Statement does not include any details on CIL payments as MBC only use section 106 agreements to secure developer contributions.

4 The Section 106 Report

The details set out under each heading of this Section 106 report is based on the requirements set out in Schedule 2 of the CIL Regulations 2019 and records only those contributions that are applicable to Melton Borough Council. For other contributions relating to planning application within the Melton Borough please see [Leicestershire County Council's Infrastructure Funding Statement](#).

4.1 Financial contributions MBC secured from section 106 agreements signed in 2024/25;

| Planning Application | Location | Purpose | Contribution Amount (£) |
|----------------------|---|---|-------------------------------|
| 21/00013/FUL | Land Rear of 1 to 3 Hickling Lane, Long Clawson | Healthcare S106 Monitoring (MBC) | £9,398.51 £350 |
| 21/00415/FUL | Pera Business Park Nottingham Road Melton Mowbray | Affordable Housing Healthcare S106 Monitoring (MBC) | £58,000 £21,077.60 £350 |
| Total | | | £89,176.11 |

4.1.1 The figures above represent a snapshot in time whereby planning obligations can be renegotiated at any point, where the local planning authority and developer wish to do so. This is especially relevant at the reserved matters stage of a planning application when the number of dwellings is finalised.

4.2 Affordable Housing secured from section 106 agreements signed in 2024/25;

| Planning Application | Location | No. of Affordable Homes |
|----------------------|---|-------------------------|
| 21/00013/FUL | Land Rear of 1 to 3 Hickling Lane, Long Clawson | 12 |
| Total | | 12 |

4.3 Non-monetary contributions secured from section 106 agreements signed in 2024/25;

| Planning Application | Location | Purpose |
|----------------------|----------|---------|
| None | N/A | N/A |

4.3.1 Where non-monetary contributions secured, the developer during the development may decide that the maintenance of the open space should be carried out by MBC. If this occurs, then we will be formulating a request of a maintenance commuted sum. However, the developer is free to choose other companies to maintain the site.

4.4. Financial contributions received in 2024/25;

| Planning Application | Location | Purpose | Contribution Amount (£) |
|------------------------------------|---|-------------------------------------|-------------------------|
| 19/00376/FUL | Field OS 0002, Leicester Road Melton Mowbray | Healthcare | £49,407.32 |
| 15/00910/OUT (now 17/00717/VAC) | Bellway Phase Field OS 002 Leicester Road, Melton Mowbray | Police | £30,616.42 |
| 15/00910/OUT (now 17/00717/VAC) | Bellway Phase Field OS 002 Leicester Road, Melton Mowbray | Police | £30,771.84 |
| 15/00017/OUT | Land West Of Marquis Road And North Of Station Road, Old Dalby | Affordable Housing | £35,000.00 |
| 15/00017/OUT | Land West Of Marquis Road And North Of Station Road, Old Dalby | Affordable Housing Plot 7 | £9,500.00 |
| 15/00246/OUT | Spinney Campus - Brooksby Melton College Melton Road, Brooksby, Melton Mowbray | Police | £29,521.57 |
| 16/00577/FUL | Don Greenwood And Partners 42 Main Road, Nether Broughton | Nether Broughton Village Hall | £5,061.91 |
| 19/01303/FUL | Land at Holme Farm, Rearsby Lane, Gaddesby | Affordable Housing | £63,945 |
| 16/00926/OUT | Land at Sysonby Lodge Nottingham Road Melton Mowbray | Monitoring (MBC) | £924.00 |
| | | | £254,748.06 |

4.4.1 As trigger points are met within a development, contributions will be received by MBC from developers. The amount received can fluctuate and is dependent on the progression of developments within the Borough and the amount of trigger points met.

4.5. Allocated/Transferred (not spent) Developer Contributions;

| Planning Application | Location | Contribution Amount (£) | Allocated towards | Status |
|----------------------|--|-------------------------|--|---|
| 16/00577/FUL | Don Greenwood And Partners 42 Main Road Nether Broughton | £5,061.91 | Broughton & Old Dalby Parish Council | £2,452.21 confirmed not spent by parish council. (transferred 29/07/2024). |

| | | | | |
|--------------|---|---------------------------|------------------------------|---|
| 16/00847/OUT | 33 Melton Road Waltham | £27,900.00 | Healthcare Welby Practice | £2,913.88 confirmed not spent by ICB. (transferred 09/06/2022) |
| 14/00808/OUT | Field No 3968 Melton Spinney Road Thorpe Arnold | £18,885.37 (trigger 1) | Police | £18,885.37 (transferred 17/03/2022). Police not confirmed if spent. |
| 14/00808/OUT | Field No 3968 Melton Spinney Road Thorpe Arnold | £18,885.37 (trigger 2) | Police | £18,885.37 (transferred 17/03/2022). Police not confirmed if spent. |
| 15/00933/FUL | Long Clawson Dairy 7 Langar Lane Harby LE14 4BL | £8,311.50 (trigger 1) | Harby Village Hall | £8,311.50 (transferred 29/07/2021). Parish Council confirmed not spent. |
| 15/00933/FUL | Long Clawson Dairy 7 Langar Lane Harby LE14 4BL | £8,311.50 (trigger 2) | Harby Village Hall | £8,311.50 (transferred 29/07/2021). Parish Council confirmed not spent. |
| 15/00942/OUT | Allotment Gardens Boyers Orchard Harby | £27,430.96 | Harby Village Hall | £27,430.96 (transferred 06/04/2023). Parish Council confirmed not spent. |
| 20/01223/FUL | Sandcliffe Leicester Road Melton Mowbray LE13 0DA | £16,424.10 | Healthcare | £16,424.10 (transferred 13/10/2022). ICB confirmed not spent. |

| | | | | |
|--------------|--|------------------------------------|--|---|
| 18/01111/FUL | Field OS 2713 2100 Longcliff Hill Old Dalby | £8,257.74 | Healthcare Long Clawson Medical Practice | £8,257.74 (transferred 13/10/2022). ICB confirmed not spent. |
| 20/01233/FUL | Sandiccliffe Leicester Road Melton Mowbray LE13 0DA | £10,292.71 | Somerby Village Hall | £10,292.71 (transferred 20/10/2022). Parish Council did not respond to confirm whether spent. |
| | | £122,165.34 Total Not spent | | |

4.5.1 This table reflects the developer contributions that have not been spent when transferred within this financial year 2024/25.

4.5.2 We will monitor the transferred contributions to understand when they have spent on the projects/infrastructure and provide updates in subsequent funding statements.

4.5.3 In relation to 16/00577/FUL, the Parish Council advised that £2,609.70 had been spent comprising the following spends and dates (one of which falls outside of the monitoring period but is included for completeness):

- 12/08/2024 - £1,077.00 Returned shortfall to reserves.
- 17/01/2025 - £146.70 Replaced hand dryer in men's toilet.
- 15/04/2025 - £1,386.00 Replacement of new Inverter for Solar panel system.

4.5.4 In relation to 16/00847/OUT, the ICB advised that £24,986.12 had been spent to date on improvements to The Welby Practice at Waltham on the Wolds.

4.6. The total amount of money which was spent during 2024/25;

| Planning Application | Purpose | Contribution Amount (£) | Infrastructure/Project | Status |
|----------------------|-------------------------------|-------------------------|---|---|
| 19/00342/FUL | Monitoring (MBC) | £180 | Valuation of property | Spent by MBC |
| 19/00217/FUL | Off Site Play Equipment | £2,000 | Wooden Sculpture Kirby Field | Spent by MBC |
| 16/00290/FUL | Latham House Healthcare | £67,378.92 | Three new clinical rooms, waiting area and reception | Spent by ICB |
| 16/00577/FUL | Nether Broughton Village Hall | £1,223.70 | Returned shortfall to reserves and Replaced hand dryer in men's toilet. | Spent by Parish Council |
| 18/00769/OUT | Healthcare | £25,563.36 | Feasibility work to support a second surgery in Melton Mowbray. | Spent by ICB |
| 16/00847/OUT | Welby Practice Healthcare | £27,900.00 | Improvements to The Welby Practice at Waltham on the Wolds | 27,900.00 (transferred 09/06/2022). £24,986.12 spent by ICB as at 6/10/25 |
| | | £124,245.98 | | |

4.6.1 MBC has been monitoring the section 106 statuses and this data has been used to show the infrastructure/projects that have been spent and implemented in 2024/25. This section shows section 106 contributions transferred in previous financial years that have been spent and implemented within this financial year.

4.7. Retained Developer Contributions at the end of 2024/25;

| Planning Application | Location | Purpose | Contribution Amount (£) |
|----------------------|----------------------|-----------------------------------|-------------------------|
| 13/00552/FUL | Main Road Brentingby | Wind Turbine Decommissioning Bond | £15,000 |

4.7.1 The decommissioning bond that is stated above has been held by MBC for 8 years and is part of the 13/00552/FUL application for the wind turbine in Brentingby. This bond will be held by MBC for 25 Years after the wind turbine was first switched on.

4.7.2 Please see Appendix A for all information related to regulation 121A paragraph 3 (matters to be included in the S106 report) of the CIL regulations 2010 as amended.

4.7.3 There is an outstanding commuted sum payable to the Council in respect of application reference 16/00704/OUT at Frisby on the Wreake for off-site provision of affordable housing. The affordable housing scheme was approved by the Planning Committee at its meeting on 29th April 2021, approving 8 no. discounted market sales properties to be provided on site, and a commuted sum for 9 no. three bedroom homes. Officers were informed that the trigger had been met in early 2025, and an invoice was subsequently issued despite lack of response from the developer to agree indexation. The developer has submitted a viability assessment stating that the development is not viable and to vary the S106 agreement to reflect this. This claim is being independently verified, and advice being sought. The invoice remains outstanding for £647,766.87 at the time that this document was published.

5. Future Infrastructure Projects

This section will briefly discuss the projects and infrastructure we are aiming to implement as part of the planned growth within the Borough. Some of the projects below will need the accumulation of funds to occur therefore, the timescales are currently unknown as this will rely on developments coming forward.

5.1. Affordable Housing

The need for affordable housing within the Melton Borough is prominent. The Leicester and Leicestershire Housing Development Needs Assessment (HENA), 2022 has identified the affordable housing need across the Borough of Melton as being 149dpa. The evidence was updated during 2024 at a Borough wide level with the Local Housing Needs Assessment and identified the affordable housing need across the Borough of Melton as being 196dpa.

The Local Plan affordable housing policy (C4) (adopted in October 2018) and the Housing Mix and Affordable Housing SPD (adopted in July 2019) support the implementation of affordable homes. Our aim is to use these documents to clearly outline how MBC will seek affordable housing. The SPD document will be used as a guide when securing affordable housing for applications across the Borough.

5.2. Open space

Securing open space whether on-site or off-site is an important priority for Melton Borough Council. The Open Space Strategy and Action Plan (2024) (Evidence Base (Local Plan Update) | localplan) provides an updated audit of the quantity and quality of open space and illustrates the Council's strategy and up-to-date standards for the provision of new or enhanced open spaces within the borough. The updated strategy is accompanied by a Developer Contributions report and supporting Applet, which provide detailed guidance for

creating and maintaining open space and securing financial contributions towards open space where necessary. The updated Open Space Strategy and Action Plan, Developer Contributions report and Applet will be used during discussions with developers to ensure sufficient high quality open space is delivered or an alternative financial contribution is secured.

5.3. Healthcare

The long-term growth of the Borough illustrated within the Melton Local Plan will inevitably increase patient's numbers across all of the Boroughs General Practices. Therefore, MBC will be working collaboratively with both the East Leicestershire & Rutland ICB and the Lincolnshire ICB to support the use of developer contributions to implement primary healthcare infrastructure. This may include the expansion of GP practices, creation of new GP practices, invest in new equipment etc.

5.4. Melton Mowbray Distributor Road

A key infrastructure project that MBC and LCC are working collectively on is the creation of the [Melton Mowbray Distributor Road](#). The aim of the scheme is to improve access to future housing and employment growth, reduce congestion and reduce HGVs travelling into the town centre, and it is a key part of the delivery of the Melton Local Plan. The North and East scheme is under construction with an expected completion date of spring 2026. MBC continues to work with developers and LCC as the highways and education authority to bring forward the Southern section of the road and a new Primary School. The latest position can be seen in the version of the Statement of Common Ground that was covered at [Full Council](#) (MBC) and [Cabinet](#) (LCC) on the 6th of November and 28th of October respectively. Details of the funding secured will be contained with the LCC Infrastructure Statement as the contribution holder, therefore for more details please see their statement.

Appendix A - Matters to be included in S106 Report under regulation 121A paragraph 3

(a) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£89,176.11**

(b) The total amount of money under any planning obligations which was received during the reported year; **£254,748.06**

(c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority; **£152,445.00**

(d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) In relation to affordable housing, the total number of units which will be provided;
12

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided; **Please refer to Infrastructure Funding Statement of Leicestershire County Council for details regarding educational provisions (www.leicestershire.gov.uk).**

(e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure; **£122,165.34**

(f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); **£124,245.98**

(g) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

| Contribution Amount (£) | Allocated to |
|-------------------------|---|
| £5,061.91 | Broughton & Old Dalby Parish Council (of which £2,452.21 not spent) |
| £27,900.00 | Healthcare Welby Practice (of which £2,913.88 not spent) |
| £18,885.37 | Police |
| £18,885.37 | Police |
| £8,311.50 | Harby Village Hall |
| £8,311.50 | Harby Village Hall |
| £27,430.96 | Harby Village Hall |
| £16,424.10 | Healthcare |

| Contribution Amount (£) | Allocated to |
|-------------------------|--|
| £8,257.74 | Healthcare Long Clawson Medical Practice |
| £10,292.71 | Somerby Village Hall |

(h) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of

(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

| Contribution Amount (£) | Infrastructure/Project | Status |
|-------------------------|---|--|
| £180 | Valuation of property | Spent by MBC |
| £2000 | Wooden Sculpture Kirby Field | Spent by MBC |
| £67,378.92 | Three new clinical rooms, waiting area and reception | Spent by ICB |
| £1,223.70 | Returned shortfall to reserves and Replaced hand dryer in men's toilet. | Spend by Parish Council |
| £25,563.36 | Feasibility work to support a second surgery in Melton Mowbray. | Spent by ICB |
| £27,900.00 | Improvements to The Welby Practice at Waltham on the Wolds | 27,900.00 (transferred 09/06/2022). £24,986.12 spent by ICB as at 6/10/25 |

(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **£0**

(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations; **£180**

(i) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

| Contribution Amount (£) | Purpose |
|-------------------------|-----------------------------------|
| £15,000 | Wind Turbine Decommissioning Bond |