

Breckland District Council
Annual Infrastructure Funding Statement – 2021/2022



Introduction

- 1.1 The Infrastructure Funding Statement (**IFS**) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements entered by the Council for infrastructure within Breckland District.

- 1.2 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and off-site either in the form of a financial contribution or an “in-kind” contribution such as the provision on site of Affordable Housing, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission. Obligations are generally sought where they are required in line with the Council’s up to date planning policies, national policy and subject to compliance with the statutory provisions relating to planning obligations, in particular the Community Infrastructure Levy Regulations 2010 (CIL Regulations).

- 1.3 Further information and guidance on planning obligations can be found within Planning Practice Guidance available at <https://www.gov.uk/guidance/planning-obligations>. The Council’s planning policies can be found at <https://www.breckland.gov.uk/planningpolicy>.

- 1.4 The IFS covers obligations to Breckland Council only. Information on education, libraries and highways obligations can be obtained from Norfolk County Council at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/planning-obligations>.

This report covers the period from **1st April 2021 to 31st March 2022**

1.5 Throughout the IFS there will be references to the following terms and definitions:

“Agreed” – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented, they will never be received.

“Received” – Contributions received, either non-monetary or monetary, that have been transferred to Breckland District Council (BDC).

“Allocated” – Contributions that have been received and allocated to specific projects.

“Spent” / “Delivered” – Monetary or non-monetary contributions that have been spent / delivered.

“Financial Year” - unless stated otherwise, this refers to the period [01/04/2021 – 31/03/2022.

“Open Space Maintenance” – commuted sums received towards the ongoing maintenance of on-site open space held by the Council. Note that the money held by the Council does not include sums already transferred to the Parish or Town Councils following the transfer of open space to them.

“Off-Site Open Space” – contributions toward the provision or improvement of open space and play areas within the District in the absence of or where there is a shortfall of on-site provision.

“Affordable Housing” – affordable dwellings provided as part of new development sites

“Healthcare” – contributions towards local health services which are paid to the local NHS trust to improve facilities.

Total money held as of 31st March 2021

The table below sets out the amount of s106 money held by the Council on 31st March 2021 which had not yet been allocated, spent, or transferred.

Infrastructure Type	Amount Held (as of 31 st March 2021)
Off-Site Open Space	£531,874.57
Affordable Housing	£871,036.85
Healthcare	£35,489.00
Waste	£13,436.30
Commuted Sums	£1,136,273.33
Village Hall	£95,752.64
Replacement Trees in Conservation Area	£12,500.00
Total	£2,696, 362.69

Total money Agreed This Financial Year

The table below sets out the total amount of s106 money agreed in relation to each infrastructure type under agreements entered between 1st April 2021 to 31st March 2022.	
Affordable Housing	
Development Site	Amount Agreed (£)
3PL/2020/0462/F – Land South of Dereham Road, Mattishall	£12,500 index linked from 25/1/21
3PL/2020/1386/F – Fairstead House & The Gate House, 1-7 Bury Road, Thetford	£37,500 index linked from 14/01/22
3PL/2021/0032/F – Land North of Norwich Road, Watton	£12,500 index linked from 09/08/21

Off Site Open Space	
Development Site	Amount Agreed (£)
3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	To be confirmed, only payable if shortfall in provision of on-site open space - index linked from 29/04/21
3PL/2019/0717/O – Land North of Blackthorn Road, Attleborough	To be confirmed, only payable if shortfall in provision of on-site open

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	space – Index linked from 21/07/21
3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	£37,500 indexed linked from 05/07/21
3PL/2021/0032/F – Land North of Norwich Road, Watton	To be confirmed, only payable if shortfall in provision of on-site open space - index linked from 09/08/21

Non-Standard Contribution	
Development Site	Amount Agreed (£)
3PL/2017/1548/O - Land adjacent to Crispins, Gooseberry Hill, Swanton Morley – Heritage Contribution	To be confirmed - Proceeds of sale of the site (such sale to be on the open market at arm's length for market value) less all costs incurred to secure the permission including legal and agent fees
3PL/2021/0032/F – Land North of Norwich Road, Watton - Recreational Impact Avoidance & Mitigation contribution	£8,366.85

Open Space Maintenance	
Development Site	Amount Agreed (£)
3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	£8.50 per sqm index linked from 29/04/21– size of open space to be confirmed no less than 4781 sqm
3PL/2019/0717/O – Land North of Blackthorn Road, Attleborough	£8.50 per sqm Index linked from 21/07/21 – size of open space to be confirmed
3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	£8.50 per sqm indexed linked from 05/07/21– size of open space to be confirmed
3PL/2020/0469/O – Land North of Charnwood, St Andrews Lane, Necton	£8.50 per sqm indexed linked from 15/03/21– size of open space to be confirmed

3PL/2021/1202/VAR – Land North of Norwich Road, Attleborough (Original Agreement 3PL/2013/1161/O dated 5/11/15) Changes only reported	£8.50 per sqm indexed linked from 16/02/15– size of open space to be confirmed
3PL/2020/0462/F – Land South of Dereham Road, Mattishall	£8.50 per sqm indexed linked from 25/01/21– size of open space to be confirmed
3PL/2020/1386/F – Fairstead House & The Gate House, 1-7 Bury Road, Thetford	£8.50 per sqm indexed linked from 14/01/22– size of open space to be confirmed no less than 624 sqm
3PL/2021/0032/F – Land North of Norwich Road, Watton	£8.50 per sqm indexed linked from 09/08/21– size of open space to be confirmed

Healthcare Contribution	
Development Site	Amount Agreed (£)
3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	£27,384.00 index linked from 29/04/21
3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	£145,605.00 index linked from 05/07/21
3PL/2020/0462/F – Land South of Dereham Road, Mattishall	£84,934.00 index linked from 25/1/21

Where the development of a site is not viable if it includes the full requirement of affordable housing planning permission may still be granted where the benefits of the development proceeding outweigh the reduced amount of affordable housing provision. In these cases, the Council includes a mechanism to secure a contribution towards affordable housing in the district if more profit is achieved than originally expected under a viability assessment. The sites which are subject to potential future contributions linked to profit are set out below:

Open Book Analysis due linked to potential Affordable Housing Contributions	
Development Site	Amount Agreed (£)
3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	To be confirmed (If completed within 4 years this will cease to have affect or Open book analysis)

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	submitted for approval and Affordable Housing Contribution paid at 90% occupation.
3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	To be confirmed (If completed within 3 years this will cease to have affect or Open book analysis submitted for approval and Affordable Housing Contribution paid at 90% occupation.

Total money received during this Financial Year

The table below sets out the total amount of all s106 money received between 1st April 2021 to 31st March 2022.

Infrastructure Type	Monies Agreed
Off-Site Open Space	£383,405.37
Open Space Ongoing Maintenance (Commuted Sum)	£0
Affordable Housing	£0
Healthcare	£71,958.47
Waste	£0
Village Hall	£0
Replacement Trees in Conservation Area	£0
Total	£456,133.84

Non-monetary obligations Agreed this Financial Year

The table below details the number of Affordable Housing units and on-site Open Spaces to be provided under agreements entered between 1st April 2021 to 31st March 2022.

Infrastructure Type	Number / Location	Amount
On-Site Open Space	3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	1
	3PL/2019/0717/O – Land North of Blackthorn Road, Attleborough	1
	3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	1

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	3PL/2020/0469/O – Land North of Charnwood, St Andrews Lane, Necton	1
	3PL/2021/1202/VAR – Land North of Norwich Road, Attleborough (Original Agreement 3PL/2013/1161/O dated 5/11/15) Changes only reported	1
	3PL/2020/0462/F – Land South of Dereham Road, Mattishall	1
	3PL/2020/1386/F – Fairstead House & The Gate House, 1-7 Bury Road, Thetford	1
	3PL/2021/0032/F – Land North of Norwich Road, Watton	1
	Total On-Site Open Space Areas	8

Affordable Housing		
	3OB/2021/0031/OB Land off Shipdham Road, Westfield Road, & Westfield Lane, Dereham (3PL/2015/1490/O) Only Change reduction of AH from 40% to 25%	73
	3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	6
	3PL/2019/0717/O – Land North of Blackthorn Road, Attleborough	5
	3PL/2019/1076/O – Land North of Kenninghall Road & South of Quidenham Road, East Harling	14
	3PL/2020/0469/O – Land North of Charnwood, St Andrews Lane, Necton – 100% affordable	22
	3PL/2020/0462/F – Land South of Dereham Road, Mattishall	12
	3PL/2020/1091/F – Plots 6 to 10 Gaskin Way, Attleborough	2
	3PL/2020/1386/F – Fairstead House & The Gate House, 1-7 Bury Road, Thetford	3
	3PL/2021/0032/F – Land North of Norwich Road, Watton	11
	Total Affordable Housing Units	148
Non-Standard		
GCN Mitigation Strategy	3PL/2018/0386/O – Mellor Metals, Attleborough Road, Great Ellingham	1
	Total	1

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Non-monetary obligations provided during this Financial Year

The table below details the number of Affordable Housing units provided and the total number of on-site Open Spaces between 1st April 2021 to 31st March 2022.

Affordable Housing	Amount
3PL/2017/1351/F – Swans Nest Site, Land East of Brandon Road, Swaffham	26
3PL/2018/0719/F – Land South of March Field Way, Old Buckenham	12
3PL/2018/0993/F – Land off Hall Road, Bawdeswell	8
3PL/2015/0219/F – Land West of Saham Road, Watton	29
3PL/2013/1006/F – Cloverfield, Lopham Road, Harling	6
Total Affordable Housing Units Provided	81

Open Space	Amount
None recorded	
Total Play Areas Created	0

Total money allocated during this Financial Year

The table below details the money allocated to a specified purpose or project but not spent between 1st April 2021 and 31st March 2022.

Infrastructure Type	Allocation	Money allocated for
Open Space/Recreation	3PL/2008/1083 £9,980.00 To be used for the improvement of off-site open space in the vicinity of the development (Bryony Way/Carvers Lane)	Attleborough Town
Open Space/Recreation	3PL/2010/0518 £9,152.00 Recreation contribution to be used for the provision or enhancement of recreational facilities within the locality of the development (Teasel Road)	Attleborough Town
Open Space/Recreation	3PL/2011/0398 £46,694.84	Attleborough Town

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	Provision or enhancement of recreation facilities within the Parish or a nearby Parish or Town	
Open Space/Recreation	3PL/2010/1041 £34,017.48 For the provision by the Town Council of open space, cemeteries, or allotments.	Attleborough Town Council
Open Space/Recreation	3PL/2012/1259 £73,122.00 for Blackthorn Way For the provision or enhancement and maintenance and management of recreational facilities at Blackthorn Way Attleborough	Attleborough Town
Open Space/Recreation	3PL/2010/1181 £1680.00 For the provision of children's play or outdoor sport in Attleborough	Attleborough Town
Open Space/Recreation	3PL/2015/0546 £258,317.57 For the provision and maintenance of a multi-use games area at Gaymers Meadow Playing Fields in Attleborough	Attleborough Town Council
Open Space/Recreation	3PL/2010/0033/F £21,345.65 Decoy Common Access Improvements Works	Attleborough Town
Open Space/Recreation	3PL/2015/0575/F £12,501.00 Refurbishment Works within Queen Mothers Garden Dereham James Watkins Project Manager	Breckland Council
Open Space/Recreation	3PL/2014/1300/F £4515.00 No restrictions	Garvestone Parish
Open Space/Recreation	3PL/2013/1006/F and 3PL/2012/0946/F £41,424.05	Harling Parish

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	Provision or enhancement of recreational facilities within the locality of the development	
Open Space/Recreation	3PL/2015/0001/F Total - £15,472.11 Split £6630.90 - Children's Play £8841.20 - Outdoor Sport For the provision of both Children's Play and Outdoor Sport /improvements to and maintenance of recreational facilities	Priority to Ickburgh, or in the parishes of Weeting with Broomhill, Lynford, Stanford, Mundford, Cranwich, Didlington and Ickburgh (being the "Weeting Group")
Open Space/Recreation	3PL/2013/1111 £3167.73 Improvements to and maintenance of recreational facilities	Litcham Parish and the adjoining parishes likely to be used by residents of the Development
Open Space/Recreation	3PL/2007/0262 £13,034.94 – Phase 1 Children's Play Area Contribution £13,598.13 Phase 2 Children's Play Area Contribution £52,655.96 – Phase 1 Outdoor Sports Area Contribution £54, 931.01 Phase 2 Outdoor Sports Area contribution £22,896.10 Phase 1 (Lovell Gardens) £37,394.86 Phase 2 (Lovell Gardens)	To be used for the provision of alternative children's open space in the vicinity of the land. To be used for the provision and improvement of outdoor sport areas which would ordinarily be expected to be used by the residents of the Development To be use for improvements to LEAP at Lovell Gardens.
Wayland Woods Contribution	3PL/2018/0952 £48,697.75 first payment	For Norfolk Wildlife Trust

	For the Provision of visitor management & interpretation boards & waymarking in Wayland Woods	
Affordable Housing	3PL/2007/1305/O £127,334.67	Provision of affordable housing within the Breckland Area
Affordable Housing	3PL/2017/1351/F £38,435.00	Provision of affordable housing within the Breckland Area
Affordable Housing	3PL/2012/0576/O £2,269.00	Provision of affordable housing within the Breckland Area
Total allocated	£942,636.85	

Total money spent or transferred during this Financial Year

The table below details the money spent or transferred to another body during the Financial Year and the infrastructure provided.

Infrastructure Type	Infrastructure type & project	Amount Spent / Transferred	Borrowing re-paid / Monitoring
Allocated for spending to that team and has been spent on	Elm House Temp Accommodation: 3PL/2011/0398/CU 3PL/2017/1351/F 3PL/2013/0939/F & 3PL/2014/1079/F 3PL/2014/1300/F 3PL/2012/0509 3PL/2013/1084	£200,262.51 £162,028.75 £19,400 £62,715 £5,289.09 £47,525.30	
Affordable Housing Contribution	3PL/2005/0353/F Creation of a future builders' project in Dereham Benjamin Foundation	£55,651.00 30/09/21	
Open Space/Recreation	3PL/2014/0330/F Bridle Road Teen Area Pump Track Watton Town Council	£14,490.20 12/04/21	

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Open Space/Recreation	3PL/2014/0402/O Phase 2 picnic table, public bins & nonslip safety matting, road markings at East Harling Recreation Ground Harling Parish Council	£1680.00 16/06/21	
Open Space Maintenance	3PL/2016/0454/O Maintenance for Swanton Morley Parish Council	£5788.00 13/10/21	
Open Space/Recreation	3PL/2013/1037/F Beehive Finger Maze New Buckenham Parish Council	£480.00 18/11/21	
Open Space/Recreation	replace roundabout, football posts, nets, football, ball stop nets, posts, and rugby posts at Garvestone Village Hall	3PL/2013/0002 £3402.89 3PL/2013/0939 £1505.00 3PL/1985/0724/F £1120.00 18/11/21	
Open Space/Recreation	Grounds Maintenance Swanton Morley 3pl- 3PL/2016/0454/O	£5,788 06/08/21	
Commuted Sums	3PL/1987/1419/O & 3PL/1998/1070/D Ellenor Fenn Garden	£17,681.46	
Total spent		£599,019.20	

In addition, £9,190.89 was transferred to revenue reserves in 2021/22 for ongoing maintenance of open space. Where open space is provided on site and handed to the Parish or Town Council for the area any associated maintenance contribution may have been paid to them direct so far as they are not detailed above. For further information contact the Parish or Town Council.

Total money at the end of the Financial Year

The table below sets out the total money held by the Council in relation to each type of infrastructure at the end of the Financial Year.

This report covers the period from **1st April 2021 to 31st March 2022**

Infrastructure Type	Amount Held (as of 31 March 2022)
Off-Site Open Space	£878,391.66
Affordable Housing	£318,165.20
Healthcare	£107,447.47
Waste	£13,436.30
Village Hall	£95,752.64
Commuted Sums	£1,118,591.87
Replacement Trees in Conservation Area	£12,501.30
Total	£2,544,286.44

Money borrowed

In the last Financial Year, no s106 money was spent repaying money borrowed.

S106 Monitoring fees

The Council has secured one monitoring contribution towards the cost of ongoing monitoring for large sites as follows:

3PL/2011/0805/O – Monitoring Fee for Thetford SUE - £37,274.15