

Breckland District Council
Annual Infrastructure Funding Statement – 2022/2023



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 2022 to 31st March 2023**

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 [01/04/2022 – 31/03/2023].

“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 short fall 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 2022

The table below sets out the amount of s106 money held by the Council on 31st March 2022 which had not yet been allocated, spent, or transferred.

Infrastructure Type	Amount Held (as of 31st 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
Giram Contributions	£8,366.85
Replacement Trees in Conservation Area	£12,501.30
Total	£2,552,653.29

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 2022 to 31st March 2023.	
Affordable Housing	
Development Site	Amount Agreed (£)
3PL/2019/0920/O – Essex Farm, The Street, Sporle – 25% to be Affordable, No RM submitted	TBC
3PL/2020/1027/F – Old School House, 18 Market Place, Swaffham	£30,000.00 index linked from 02/08/2022

Off Site Open Space	
Development Site	Amount Agreed (£)
3PL/2022/0852/F – Land of Carvers Lane, Attleborough	£10,370.00 index linked from 26/07/2016
3PL/2019/0920/O – Essex Farm, The Street, Sporle – 25% to be Affordable, No RM submitted	TBC in lieu of any agreed deficiency in amount of one site open space provided

This report covers the period from **1st April 2022 to 31st March 2023**

Non-Standard Contribution	
Development Site	Amount Agreed (£)
3PL/2020/1028/LB – Old School House, 18 Market Place, Swaffham – Heritage Bond	£200,000.00

Open Space Maintenance	
Development Site	Amount Agreed (£)
3PL/2020/1027/F – Old School House, 18 Market Place, Swaffham	£2975.00 index linked from 02/08/2022
3PL/2019/0920/O – Essex Farm, The Street, Sporle – 25% to be Affordable, No RM submitted	TBC

Giram Contributions	Amount Estimated (£)
79 Applications	£103,778.82

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 (£)
3OB/2022/0029/OB – Land to the Rear of Greenfields Road, Dereham (Original ref 3PL/2016/0952/O)	Financial Contribution reduced from 15% to 5%
3PL/2020/1027/F – Old School House, 18 Market Place, Swaffham	Upon 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 2022 to 31st March 2023.

Infrastructure Type	Monies Agreed
Off-Site Open Space	£134,508.88
Open Space Ongoing Maintenance (Commuted Sum)	£21,322.00
Affordable Housing	£306,566.01

This report covers the period from **1st April 2022 to 31st March 2023**

Healthcare	£171,771.00
Waste	£14,623.89
Village Hall	£0.00
Giram Contributions	40,361.38
Total	£689,153.16

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 2022 to 31st March 2023.

Infrastructure Type	Number / Location	Amount
On-Site Open Space	3PL/2019/0920/O – Essex Farm, The Street, Sporle – 25% to be Affordable, No RM submitted	1
	3PL/2022/0852/F– Phases 3, 4 & 5 Honeysuckle Way/Carvers Lane, Attleborough (original Ref 3PL/2014/1264/F/3OB/2022/0520/OB)	1
	3PL/2020/1027/F & 3PL/2020/1028/LB – Old School House, 18 Market Place, Swaffham	1
	Total On-Site Open Space Areas	3

Affordable Housing	3PL/2019/0920/O – Essex Farm, The Street, Sporle – 25% to be Affordable, No RM submitted	TBC
	3PL/2022/0852/F– Phases 3, 4 & 5 Honeysuckle Way/Carvers Lane, Attleborough (original Ref 3PL/2014/1264/F/3OB/2022/0520/OB)	29
	3PL/2022/0252/F – Land to the North of 1-14 Swaffham Road, Narborough	3
	3OB/2022/0014/OB – Land North of Norwich Road, Yaxham (original ref 3PL/2016/1499)	4
	3OB/2022/0017/OB – Land South of New Road & Hargham Road, Attleborough (Original Ref 3PL/2017/1171/O) Modify shared ownership lease definitions and amendment to public subsidy clause to allow market dwellings as affordable.	
	Total Affordable Housing Units	36
Non-Standard	3PL/2020/1466/O & 3PL/2020/1484/F – Land to the West of The Street, Wellingham – to commence dwelling at same time as Dairy Permission and not to occupy/dispose/let separately	

This report covers the period from **1st April 2022 to 31st March 2023**

	3PL/2020/1027/F & 3PL/2020/1028/LB – Old School House, 18 Market Place, Swaffham – Not to commence until LB Scheme submitted/approved, not to occupy until works undertaken	
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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 2022 to 31st March 2023.

Affordable Housing	Amount
Total Affordable Housing Units Provided	146 affordable units completed in 2022/23

Open Space	Amount
3PL/2021/0032/F Land North of Norwich Road, Watton Open Space Specification Approved	1
3PL/2020/0462/F Land South of Dereham Road, Mattishall – Open Space Specification Approved	1
3PL/2015/0550/O Land North of Norwich Road, Swaffham – Open Space Specification Approved & Nominated Body	1
3PL/2020/1386/F – Fairstead House & The Gate House, 1- 7 Bury Road, Thetford – Open Space Specification Approved	1
3PL/2017/1171/O – Land South of New Road, Attleborough – Open Space Specification Approved	1
3PL/2018/0952/O – Land at Thetford Road, Watton – Transferred to Nominated Body	1
3PL/2015/0917/O – Land Norwich Road, Swaffham – Open Space Specification & Nominated body agreed	1
3PL/2015/1191/O – Land at Town Green Road, Watton – Transferred to Nominated Body	1
Total Play Areas Created	8

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 2022 and 31st March 2023.

Infrastructure Type	Allocation	Money allocated for
Open Space/Recreation	3PL/2008/1083 £9,980.00	Attleborough Town

This report covers the period from **1st April 2022 to 31st March 2023**

	To be used for the improvement of off-site open space in the vicinity of the development (Bryony Way/Carvers Lane)	
Open Space/Recreation	3PL/2011/0398 £46,694.84 Provision or enhancement of recreation facilities within the Parish or a nearby Parish or Town	Attleborough Town
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
Off Site Outdoor Sports & Maintenance	3PL/2017/0563/O £80,271.08 off site outdoor Sports and £21,322.00 maintenance	Dereham Town 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 £18,403.52 Provision or enhancement of recreational facilities within the locality of the development	Harling Parish

This report covers the period from **1st April 2022 to 31st March 2023**

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 £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 use for improvements to LEAP at Lovell Gardens.
Wayland Woods Contribution	3PL/2018/0952 £76,186.35 first & Second payments - For the Provision of visitor management & interpretation boards & waymarking in Wayland Woods	For Norfolk Wildlife Trust
Affordable Housing	£428,593.84 in total	Provision of affordable housing within the Breckland Area
NHS	£279,218,47 in total	NHS
Village Hall Contribution	£95,752.64	Wretham Village Hall

This report covers the period from **1st April 2022 to 31st March 2023**

Waste Management	3PL/2011/0805/O – 2 of 6 payments received – current total held - £28,060.19	Breckland Council
Total allocated	£1,527,681.37	

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 repaid / Monitoring
Affordable Housing	Works to Elm House, Thetford (Temporary Accommodation) and contribution to purchases of properties for Temporary Accommodation.	£182,064.67	
NHS	None	£0	
Open Space/Recreation	3PL/2010/0033/F Decoy Common, Attleborough. Access Improvement Works	£21,346.65 12/04/2022	
Open Space/Recreation	3PL/2013/1006/F & 3PL/2012/0946/F Creation of bicycle parking by Harling PC at Market Street, East Harling	£3982.51 13/7/2022	
Open Space/Recreation	3PL/2016/1499/O and 3OB/2022/0014/OB Yaxham Parish Council for Play Equipment	£19,961.62 21/09/2022	
Open Space/Recreation	3PL/2010/0518/F Towards the 3G artificial grass pitch project in Attleborough	£9152.00 04/10/2022	
Open Space/Recreation	3PL/2012/1006/F & 3PL/2012/0946/F Recreation project –	£19,038.02 18/01/2023	

This report covers the period from **1st April 2022 to 31st March 2023**

	Play Train and skate park equipment		
Open Space/Recreation	3PL/2007/0262 Watton Skate Park, Watton Sports Centre, Dereham Road, Watton	£107,586.97 31/01/2023	
Open Space/Recreation	3PL/2010/1041/F Jubilee Woodland Project, Attleborough	£34,017.48 21/02/2023	
Open Space/Recreation	3PL/2015/0575/F Queen Mother's Gardens, Dereham	£12,501.30 31/03/2023	
Total spent		£409,651.22	

In addition, £0.00 was transferred to revenue reserves in 2022/23 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.

Infrastructure Type	Amount Held (as of 31 March 2023)
Off-Site Open Space	£792,408.39
Affordable Housing	£428,593.84
Healthcare	£279,218.47
Waste	£28,060.19
Commuted Sums	£1,139,913.87
Village Hall	£95,752.64
Giram Contributions	£48,728.23
Total	£2,812,675.63

Money borrowed

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

S106 Monitoring fees

The Council has secured 86 monitoring contribution towards the cost of ongoing monitoring of Giram Contributions. Total received from Determined Applications between 01/04/2022 and 31/03/2023 = £6450.00

Monitoring Contributions secured from Major Applications:- £0.00 between 01/04/2022 and 31/03/2023