

**Breckland District Council**  
**Annual Infrastructure Funding Statement – 2023/2024**



## **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 **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

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 [01/04/2023 – 31/03/2024.

**“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 31<sup>st</sup> March 2023

The table below sets out the amount of s106 money held by the Council on 31st March 2023 which had not yet been allocated, spent, or transferred.

<b>Infrastructure Type</b>	<b>Amount Held (as of 31<sup>st</sup> March 2023)</b>
Off-Site Open Space	£792,408.39
Affordable Housing	£428,593.84
Healthcare	£279,218.47
Waste	£28,060.09
Village Hall	£95,752.64
Commuted Sums	£1,139,913.87
Giram Contributions	£48,728.23
<b>Total</b>	<b>£2,812,675.63</b>

### 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 2023 to 31st March 2024.	
<b>Affordable Housing</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2022/0249/F – Land to West of Hopton Road, Garboldisham	TBC
3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	£12,500.00

<b>Off Site Open Space</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2022/00296/F – Field Maple Road, Watton	£7352.50 index linked from 01/11/2022
3PL/2022/0249/F – Land to West of Hopton Road, Garboldisham	£32,880.00 index linked from 19/06/2023

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

<b>Non-Standard Contribution</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	Additional First Home Contribution TBC
3PL/2022/0247/F – Land to the North East and South West of Greyhound Lane, Banham	Additional First Home Contribution TBC

<b>Healthcare Contribution</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	£117,296.00 index linked from 14/03/23

<b>Open Space Maintenance</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2022/00296/F – Field Maple Road, Watton	2184.50 index linked from 01/11/2022
3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	TBC £8.50 per sqm index linked from 14/03/2023

<b>Giram Contributions</b>	<b>Amount Estimated (£)</b>
<b>87 Applications</b>	<b>£77,044.53</b>

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:

<b>Open Book Analysis due linked to potential Affordable Housing Contributions</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
N/A	£0.00

### Total money received during this Financial Year

The table below sets out the total amount of all s106 money received between 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024.

Infrastructure Type	Monies Agreed
Off-Site Open Space	£324,247.15
Open Space Ongoing Maintenance (Commuted Sum)	£375,644.22
Affordable Housing	£48,622.52
Healthcare	£254,567.87
Giram Contributions	£57,119.88
<b>Total</b>	<b>£1,060,201.64</b>

### 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 2023 to 31st March 2024.

Infrastructure Type	Number / Location	Amount
On-Site Open Space	3PL/2022/00296/F – Field Maple Road, Watton	1
	3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	1
	<b>Total On-Site Open Space Areas</b>	<b>2</b>

Affordable Housing	3PL/2022/0249/F – Land to West of Hopton Road, Garboldisham	6
	3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane	22
	<b>Total Affordable Housing Units</b>	<b>28</b>
Non-Standard	3PL/2022/0336/D – Heath Farm, Cherry Tree Road, Banham Ecological Mitigation	
	3PL/2022/1071/O – Land to the East of Westfield Road and to the South of Westfield Lane – Additional First Homes	

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

### 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 2023 to 31st March 2024.

<b>Affordable Housing</b>	
<b>Total Affordable Housing Units Provided</b>	<b>146 affordable units completed in 2023/24</b>

<b>Open Space</b>	
3PL/2018/0791/O – Land to the South West of Ellingham Road, Attleborough	1
<b>Total Play Areas Created</b>	<b>1</b>

### Total money allocated during this Financial Year

The table below details the money allocated to a specified purpose or project but not spent between 1<sup>st</sup> April 2023 and 31<sup>st</sup> March 2024.

<b>Infrastructure Type</b>	<b>Allocation</b>	<b>Money allocated for</b>
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/2022/0852/F £14,873.90 for outdoor playing space (including any associated equipment)	Attleborough Town
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 £975.12 Provision or enhancement of recreational facilities within the locality of the development	Harling Parish

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

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 £627.73 Improvements to and maintenance of recreational facilities	Litcham Parish and the adjoining parishes likely to be used by residents of the Development
Off Site Outdoor Sports Contribution	3PL/2018/0952/O £196,148.17 - To be used for off-site outdoor sports. No other restrictions, other than town of Watton	Watton
Wayland Woods Contribution	3PL/2018/0952/O £13,496.00 - For the Provision of visitor management & interpretation boards & waymarking in Wayland Woods	For Norfolk Wildlife Trust
Open Space/Recreation	3PL/2008/1083 £9980.00 & 3PL/2015/0546 £258,317.57 Attleborough Leisure Centre and 3G Pitch Project	Attleborough
Affordable Housing	£477,216.36 in total	Provision of affordable housing within the Breckland Area
NHS	£298,716.09 in total	NHS
Waste Management	3PL/2011/0805/O – 2 of 6 payments received – current total held - £28,060.19	Breckland Council
<b>Total allocated</b>	<b>£1,493,113.32</b>	

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

## 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.

<b>Infrastructure Type</b>	<b>Infrastructure type &amp; project</b>	<b>Amount Spent / Transferred</b>	<b>Borrowing re-paid / Monitoring</b>
Affordable Housing	None	£0	
NHS	Contributions to capital works at NHS Surgeries	£235,070.25	
Open Space/Recreation	3PL/2012/1006/F & 3PL/2012/0946/F Recreation project – Youth Football Goal Project at the Recreation Ground, Harling	£1170.72 Paid 11/07/2023	
Open Space/Recreation	3PL/2012/1006/F & 3PL/2012/0946/F Upgrade & Improve the facilities for the people using the village hall	£5351.90 Paid 19/07/2023	
Open Space/Recreation	3TL/2011/0030/TL Wretham Village Hall, Church Road, Wretham – Village Hall Contribution. insulate walls and roof of main hall, new windows, doors, new heating system, solar panels, led lighting, broadband/security camera/cctv and new fixtures and fittings	£95,752.64 Paid 22/08/2023	
Open Space/Recreation	3PL/2013/1111/O	£1540.00 Paid 13/10/2023	

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**



	Litcham Common Management Committee – Urgent fence repairs to Litcham Common Nature Reserve		
Open Space/Recreation	3PL/2012/1006/F & 3PL/2012/0946/F Harling: Creation of further allotments, Garboldisham Road, Harling	£3665.00 Paid 07/12/2023	
Open Space/Recreation	3PL/2013/1111/O Litcham Relief in Need Charity – Sustainable water supply for the village allotments	£1000.00 Paid 07/12/2023	
Open Space/Recreation	3PL/2012/1006/F & 3PL/2012/0946/F Harling Colts Football Club – Floodlight Refurbishment	£7240.78 Paid 07/12/2023	
Open Space/Recreation	3PL/2018/0952/O – Watton: Land at Thetford Road - NWT funding £92,750.00 Wayland Wood Warden & associated costs	£92,750.00 Paid 02/11/2023	
Open Space/Recreation	3PL/2007/0262/O – Watton: £60,290.96 to be use for improvement to LEAP at Lovell Gardens £26,633.07 – To be used for the provision of alternative childrens open space in the vicinity of the land (Development was at RAF Watton)	Totalling £86,924.03 Paid 07/12/2023	

This report covers the period from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

	3PL/2014/1264/F – Watton: £83,165.43 to Watton Town Council, first instalment for Open Space Maintenance	£83,165.43 Paid 20/10/2023	
Commuted Sums (With Conditions)	3PL/2018/0791/O Attleborough for maintenance of open space	£10,213.21 Paid 9/11/23	
Commuted Sums (With Conditions)	3PL/2019/0874/F North Elmham To Parish Council to maintain play equipment	£15,115.50 Paid 15/11/23	
Commuted Sums (No Conditions)	Various commuted sums used to pay historic open space maintenance costs	£272,646.38 Paid 31/01/24	
<b>Total spent</b>		<b>£911,605.84</b>	

In addition, £0.00 was transferred to revenue reserves in 2023/24 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.

<b>Infrastructure Type</b>	<b>Amount Held (as of 31 March 2024)</b>
Off-Site Open Space	£732,554.10
Affordable Housing	£477,216.36
Healthcare	£298,716.09
Waste	£28,060.19
Commuted Sums	£1,318,876.58
Giram Contributions	£105,848.11
<b>Total</b>	<b>£2,961,271.43</b>

## **Money borrowed**

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

## **S106 Monitoring fees**

The Council has secured \* monitoring contribution towards the cost of ongoing monitoring of Giram Contributions. Total received from Determined Applications between 01/04/2023 and 31/03/2024 = £15,225.00

Monitoring Contributions secured from Major Applications:- £300.00 between 01/04/2023 and 31/03/2024