



Breckland District Council Annual Infrastructure Funding Statement - 2019/2020

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 into 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>.
- 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).

This report covers the period from **1st April 2019 to 31st March 2020**

“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 [01/04/2019 – 31/03/2020].

“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 at 31st March 2019

The table below sets out the amount of s106 money held by the Council on 31st March 2019 which had not yet been allocated, spent or transferred.

Infrastructure Type	Amount Held (as at 31 March 2019)
Off-Site Open Space	£859,041.52
Open Space Ongoing Maintenance (Commuted Sum)	£1,030,759.66
Affordable Housing	£806,174.40
Healthcare	£35,489.00
Total	£2,731,464.58

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 into between 1st April 2019 to 31st March 2020.	
Affordable Housing	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/1118/F Land at Meadow Lane, North Lopham	£10,000.00

Recreation Contribution	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2017/1487/O Land to the West of Brandon Road, Swaffham	£200,000.00
Off Site Open Space	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0791/O Land to the South West of Ellingham Road, Attleborough	To be confirmed, only payable if shortfall in provision of on-site open space
Planning App Ref: 3PL/2017/1574/O Land West of Heath Road, Hockering	To be confirmed, only payable if shortfall in provision of on-site open space
Planning App Ref: 3PL/2018/0952/O Land at Thetford Road, Watton	To be confirmed, only payable if shortfall in provision of on-site open space

This report covers the period from **1st April 2019 to 31st March 2020**

Indoor Sport Contribution	
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	£1,300,000.00

Wayland Woods Contribution	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0952/O Land at Thetford Road, Watton	£92,750.00

Open Space Maintenance	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0852/F Land between Hingham Road & Watton Road, Great Ellingham	£118,286.00
Planning App Ref: 3PL/2018/1021/F Land between Hingham Road & Attleborough Road, Great Ellingham	£67,005.50
Planning App Ref: 3PL/2016/0952/O Rear of Greenfields Road, Dereham	£35,700.00
Planning App Ref: 3PL/2018/1102/O Grove Road, Banham	£17,850.00
Planning App Ref: 3PL/2015/1487/O Land off Swanton Road, Dereham	£24,395.00
Planning App Ref: 3PL/2015/1180/O Land to the West of Chalk Lane, Narborough	£8.50 per sqm – size of open space to be confirmed
Planning App Ref: 3PL/2018/0791/O Land to the South West of Ellingham Road, Attleborough	£8.50 per sqm – size of open space to be confirmed
Planning App Ref: 3PL/2017/1487/O Land to the West of Brandon Road, Swaffham	£8.50 per sqm – size of open space to be confirmed
Planning App Ref: 3PL/2017/1574/O Land West of Heath Road, Hockering	£850.00
Planning App Ref: 3PL/2017/1354/F Land off Whissonsett Road, Colkirk	£15,300.00
Planning App Ref: 3PL/2018/0642/O Top Farm, Main Road, Little Fransham	£8.50 per sqm – size of open space to be confirmed
Planning App Ref: 3PL/2015/1490/O Land off Shipdham Road/Westfield Road & Westfield Lane, Dereham	£107,355.00
Planning App Ref: 3PL/2018/0952/O Land at Thetford Road, Watton	£56,610.00

This report covers the period from **1st April 2019 to 31st March 2020**

Planning App Ref: 3PL/2015/0917/O Norwich Road, Swaffham	£127,500.00
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	£8.50 per sqm – size of open space to be confirmed

Healthcare Contribution	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0852/F Land between Hingham Road & Watton Road, Great Ellingham	£55,200.00
Planning App Ref: 3PL/2015/1487/O Land off Swanton Road, Dereham	£78,384.00
Planning App Ref: 3PL/2017/1487/O Land to the West of Brandon Road, Swaffham	£77,602.00
Planning App Ref: 3PL/2015/1490/O Land off Shipdham Road/Westfield Road & Westfield Lane, Dereham	£91,740.00
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	£2,000,000.00

Village Hall	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0852/F Land between Hingham Road & Watton Road, Great Ellingham	£368,000.00

Footpath Link	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/0852/F Land between Hingham Road & Watton Road, Great Ellingham	£33,000

Leys Lane Footbridge Contribution	Amount Agreed (£)
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	Leys Lane Footbridge £1,500,00.00

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:

This report covers the period from **1st April 2019 to 31st March 2020**

Open Book Analysis due linked to potential Affordable Housing Contributions	
Development Site	Amount Agreed (£)
Planning App Ref: 3PL/2018/1021/F Land between Hingham Road & Attleborough Road, Great Ellingham	To be confirmed
Planning App Ref: 3PL/2016/0952/O Rear of Greenfields Road, Dereham	Up to £331,898.00 - To be confirmed
Planning App Ref: 3PL/2018/1118/F Land at Meadow Lane, North Lopham	Up to £25,929.32 – To be confirmed
Planning App Ref: 3PL/2019/0474/F Land North of Wretham Road, Great Hockham	Up to £89,044.00 – To be confirmed
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	To be confirmed

Total money received during this Financial Year

The table below sets out the total amount of all s106 money received between 1st April 2019 to 31st March 2020.

Infrastructure Type	Monies Agreed
Off-Site Open Space	£186,264.17
Open Space Ongoing Maintenance (Commuted Sum)	£105,513.67
Affordable Housing	£310,438.96
Healthcare	£0.00
Waste	£13,436.30
Total	£615,653.10

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 into between 1st April 2019 to 31st March 2020.

Infrastructure Type	Number / Location	Amount
On-Site Open Space	Planning App Ref: 3PL/2018/0852/F Land between Hingham Road & Watton Road, Great Ellingham	1
	Planning App Ref: 3PL/2018/1021/F Land between Hingham Road & Attleborough Road, Great Ellingham	1
	Planning App Ref: 3PL/2016/0952/O Rear of Greenfields Road, Dereham	1

This report covers the period from **1st April 2019 to 31st March 2020**

	Planning App Ref: 3PL/2018/1102/O Grove Road, Banham	1
	Planning App Ref: 3PL/2015/1487/O Land off Swanton Road, Dereham	1
	Planning App Ref: 3PL/2015/1180/O Land to the West of Chalk Lane, Narborough	1
	Planning App Ref: 3PL/2017/1487/O Land to the West of Brandon Road, Swaffham	1
	Planning App Ref: 3PL/2017/1574/O Land West of Heath Road, Hockering	1
	Planning App Ref: 3PL/2017/1354/F Land off Whissonsett Road, Colkirk	1
	Planning App Ref: 3PL/2018/0642/O Top Farm, Main Road, Little Fransham	1
	Planning App Ref: 3PL/2015/1490/O Land off Shipdham Road/Westfield Road & Westfield Lane, Dereham	1
	Planning App Ref: 3PL/2018/0952/O Land at Thetford Road, Watton	1
	Planning App Ref: 3PL/2015/0917/O Norwich Road, Swaffham	1
	Planning App Ref: 3PL/2017/0996/O Land South of Attleborough (Attleborough SUE)	1
	Planning App Ref: 3PL/2018/0791/O Land to the South West of Ellingham Road, Attleborough	1
	Total On-Site Open Space Areas	15

Affordable Housing	Planning App Ref: 3PL/2018/1021/F Land between Hingham Road & Attleborough Road, Great Ellingham	16
	Planning App Ref: 3PL/2016/0952/O Rear of Greenfields Road, Dereham	10
	Planning App Ref: 3PL/2018/1102/O Grove Road, Banham	12
	Planning App Ref: 3PL/2015/1487/O Land off Swanton Road, Dereham	87
	Planning App Ref: 3PL/2016/1262/O Heath Road: Hockering	5
	Planning App Ref: 3PL/2015/1180/O Land to the West of Chalk Lane, Narborough	9
	Planning App Ref: 3PL/2017/1487/O	40

This report covers the period from **1st April 2019 to 31st March 2020**

	Land to the West of Brandon Road, Swaffham	
	Planning App Ref: 3PL/2017/1574/O Land West of Heath Road, Hockering	12
	Planning App Ref: 3PL/2017/1354/F Land off Whissonsett Road, Colkirk	6
	Planning App Ref: 3PL/2018/0642/O Top Farm, Main Road, Little Fransham	2
	Planning App Ref: 3PL/2018/1564/O Litcham Road Mileham	2
	Planning App Ref: 3PL/2015/1490/O Land off Shipdham Road/Westfield Road & Westfield Lane, Dereham	117
	Planning App Ref: 3PL/2018/0952/O Land at Thetford Road, Watton	45
	Planning App Ref: 3PL/2015/0917/O Norwich Road, Swaffham	47
	Planning App Ref: 3PL/2019/0474/F Land North of Wretham Road, Great Hockham	10
	Planning App Ref: 3PL/2017/0996/O Land South of Attleborough (Attleborough SUE)	400
	Planning App Ref: 3PL/2018/0791/O Land to the South West of Ellingham Road, Attleborough	3
	Total Affordable Housing Units	823

Non-Monetary Obligations Agreed under the Attleborough SUE agreement entered into this Financial Year

Various Non-Monetary Obligations	To be provided during the development
Planning App Ref: 3PL/2017/0996/O Attleborough SUE	A Linear Park Local Centre no less than 4.1ha Community Centre 750sqm floorspace 2 Neighbourhood centres no less than 0.23ha and 0.25ha Public Art Scheme Number of Self Build Plots to be provided

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 2019 to 31st March 2020.

Infrastructure Type	Amount
Total Affordable Housing Units Provided	105
3PL/2015/0623/F – Denny’s Walk, Narborough	8 affordable units (all rented)
3PL/2015/1501/F - Bury Road, Thetford	38 affordable units (all rented)
3PL/2017/1351/F – Swan’s Nest, Swaffham	5 affordable units (1 rented, 4 shared ownership)
3PL/2016/1414/D – Cedar Rise, Mattishall	2 affordable units (all rented)
3PL/2017/1358/D – Town Green, Watton	6 affordable units (all rented)
3PL/2011/0805/O – Thetford SUE	11 affordable units (7 rented, 4 shared ownership)
3PL/2018/0993/F – Hall Road, Bawdeswell	5 affordable units (4 rented, 1 shared ownership)
3PL/2015/0219/F - Saham Road, Watton	16 affordable units (11 rented, 5 shared ownership)
3PL/2014/1105/D – Dunnetts Close, Ashill	2 affordable units (all shared ownership)
3PL/2018/0719/F – Old Buckenham	12 affordable units (9 rent, 3 Shared ownership)

Infrastructure Type	Amount
3PL/2010/0374/F – Land East of Lopham Road, Harling	1
3PL/2015/1501/F – 115 Bury Road, Thetford	1
3PL/2015/0623/F – Dennys Walk, Narborough	1
Total Play Areas Created	3

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 2019 and 31st March 2020.

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

This report covers the period from **1st April 2019 to 31st March 2020**

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 Provision or enhancement of recreation facilities within the Parish or a nearby Parish or Town	Attleborough Town
Open Space/Recreation	3PL/2010/0033 £21,346.65 There are no restrictions in the S106 agreement on what the recreation contribution should be spent on.	Attleborough 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
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
Recreation Contribution	3PL/2015/0575/F £12,501.30 For Improvements & Maintenance of The Queen Mothers Garden in Dereham	Breckland Council
Open Space/Recreation	3PL/2013/0002 £3,402.90 Provision or enhancement of recreational facilities within the locality of the development.	Garvestone Parish

This report covers the period from **1st April 2019 to 31st March 2020**

Open Space/Recreation	3OB/2012/0003 (Old Section 52 Agreement) £1,120.00 Provision or enhancement of recreational facilities within the locality of the development.	Garvestone Parish
Open Space/Recreation	3PL/2013/0939 & 2014/1079 £1,505.00 Funding towards the improvement and provision of open space facilities servicing the development. Reymerston Golf Club	Garvestone Parish
Open Space/Recreation	3PL/2013/1111 £4,403.73 To be used towards improvements to and maintenance of recreational facilities in the parish of Litcham and the adjoining parishes likely to be used by residents of the Development.	Litcham Parish
Open Space/Recreation	3PL/2013/1037 £480.00 Provision or enhancement of recreational facilities within the locality of the land (Chapel Street)	New Buckenham Parish
Open Space/Recreation	3PL/2014/0330 £14,490.20 Children's Play and outdoor sport towards improvements to and or maintenance of recreational facilities in Watton likely to be used by residents of the development	Watton Town
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	Watton Town

This report covers the period from **1st April 2019 to 31st March 2020**

	<p>To be used for the provision of alternative children's open space in the vicinity of the land.</p> <p>£52,655.96 – Phase 1 Outdoor Sports Area Contribution £54, 931.01 Phase 2 Outdoor Sports Area contribution</p> <p>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</p> <p>£22,896.10 Phase 1 (Lovell Gardens) £37,394.86 Phase 2 (Lovell Gardens)</p> <p>To be use for improvements to LEAP at Lovell Gardens.</p>	
Total allocated	£426,727.09	

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
Recreation Contribution	3PL/2010/0742/F North Pickenham Parish Council - Sport and Play for all project	£7375.00 12/04/2019	
Community Contribution	3PL/2012/0269/F Swaffham Town Council - Swaffham Neighbourhood Plan Claim No.1	£21,876.10 13/08/2019	
Community Contribution	3PL/2012/0269/F Swaffham Town Council Town Centre Improvements & Restoration Work to The Buttercross Claim No.2	£117,623.00 20/12/2019	
Recreation Contribution	3PL/2011/0177/O Dereham Town Council - Play equipment at Toftwood Play Area	£7855.65 12/06/2019	
Off Site Open Space Contribution	3PL/2010/0596/F Harling Bowls Club - Towards New building for short mat room	£10,894.00 03/07/2019	
Unilateral Undertaking	3PL/2014/0350 Mundford Parish Council Play area resurfacing	£2800.00 12/09/2019	

This report covers the period from **1st April 2019 to 31st March 2020**

Off Site Open Space Contribution	3PL/2007/1234/F Shipdham Phase Three Early Years Play Enhancement Project – Bullock Park Management Committee	£6177.60 12/09/2019	
Recreation Contribution & Unilateral Undertaking	3PL/2010/0226/F & 3PL/2013/0893/F East Tuddenham Parish Council Fencing and improvements to children's play area	2010/0226 £5600& 2013/0893 £6440 Total 12,040.00 12/09/2019	
Highway Contribution	3PL/2017/1077/O Ashill Parish Council SAM 2 Sign	Paid 4057.20 Refund of £511.73 returned as unspent 24/09/2019	
Recreation Contribution	3PL/2012/1093/O Narborough – 3 apps 1 Cricket club £5077.75 Parish Council submitted 2 applications, Improve surface of football pitch & play equip £16,293.43 shared	3 apps submitted Cricket club £5077.75 Football Club & Parish Council shared £16,293.43 26/11/2019	
Off Site Open Space Contribution	3PL/2007/1234/F Shipdham Replacement Playing Field Lighting at Bullock Park Management Committee	£4059.86 08/11/2019	

This report covers the period from **1st April 2019 to 31st March 2020**

Recreation Contribution	3PL/2012/0833/O Necton Parish Council – Purchase of Land for the Necton Marl Pit Project	£5208.00 12/11/2019	
Off Site Open Space Contribution	3PL/2010/0596/F Harling Parish Council – Outdoor gym & skate park/multi use area	£13,010.38 06/11/219	
Recreation Contribution	3PL/2013/0310/F Thetford Town Council Castle Park Fitness & Trim Trail	£12,110.28 12/11/2019	
Recreation Contribution	3PL/2013/0995/F Watton Sports Centre Repairs & renewal of floodlights to the astro turf pitch at Watton	£4406.80 06/11/2019	
Off Site Open Space Contribution	3PL/2013/0798/F Watton Loch Neaton Recreation Ground Picnic Benches	£4488.00 11/02/2020	
Recreation Contribution Off Site Open Space Contribution Recreation Contribution	3PL/2013/0995/F, 3PL/2013/0798/F, 3PL/2014/0330/F Watton Sports Centre Repairs astro turf pitch at Watton	3PL/2013/0995, £73.20 3PL/2013/0798 £5460.00 3PL/2014/0330 £6460.80 Total £11,994.00 11/02/2020	
Recreation Contribution	3PL/2010/0108/F Caston Parish Council Play Area	£2835.73 22/01/2020	

This report covers the period from **1st April 2019 to 31st March 2020**

Recreation Contribution	3PL/2012/0624/F Croxtton Parish Council Installation of Adult Exercise Equipment, installed on the Playing Field, to the Rear of the Village Hall	£3287.13 22/01/2020	
Recreation Contribution	3PL/2013/1185/F East Harling Youth Centre - Youth Kitchen	£1625.51 11/02/2020	
Recreation Contribution	3PL/2012/0702/F - Swanton Morley Parish Council: Gooseberry Hill Play area (purchase of play boat)	£3520.00 11/02/2020	
Community Contribution	3PL/2012/0269/F Swaffham Town Council Swaffham Public Toilets Claim 3	£53,608.40 31/12/2019	
Recreation Contribution Recreation Contribution	3OB/2012/0002/OB & 3PL/2010/0061/F Blo Norton Village Hall Patio project	3OB/2012/0002/OB £1120.00 & 3PL/2010/0061/F £1400.00 Total £2520.00 11/02/2020	
Recreation Contribution	3PL/2013/0888/F Little Dunham Parish Council Maintenance & refurbishment of playing field	£5342.56 25/03/20	
Off Site Open Space Contribution Recreation Contribution	3PL/2014/330/F Watton Sports Centre Outdoor terrace & basketball hoop	3PL/2014/330/F £1129.00 25/03/20	

This report covers the period from **1st April 2019 to 31st March 2020**

Affordable Housing	Allocated for spending to that team and has been spent on the purchase of the property on Elm Road, Thetford for the Council's Temporary Accommodation Project.	£261,065.32	
Total spent		£602,280.70	

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 at 31 March 2020)
Off-Site Open Space	£663,284.36
Affordable Housing	£578,340.86
Healthcare	£35,489.00
Waste	£13,436.30
Commuted Sums	1,136,273.33
Total	£2,426,823.85

Money borrowed

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

S106 Monitoring fees

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

Thetford, SUE – 3PL/2011/0805/O - £30,000.00 indexed linked
(£15,000.00 Prior to Commencement and £15,000 Prior to the first occupation).

Attleborough SUE – 3PL/2017/0996/O - £100,000.00 (Indexed Linked)

<p>Full Obligation Monitoring Contribution Monitoring Contribution (£100,000 (Index Linked))</p>
--

- | |
|---|
| <p>6.8 The owners shall pay the District Council the District Council Monitoring Contribution in the following manner for its duties and reasonable costs of monitoring performance of the obligations in this Deed:</p> <p>6.8.1 15% prior to the commencement of the development on site;</p> <p>6.8.2 15% prior to the first occupation of any dwelling in the site;</p> <p>6.8.3 15% prior to the first occupation of more than 600 dwellings on the site;</p> <p>6.8.4 15% prior to the first occupation of more than 1200 dwellings on the site;</p> <p>6.8.5 20% prior to the first occupation of more than 1800 dwellings on the site and;</p> <p>6.8.6 20% prior to the first occupation of more than 2400 dwellings on the site</p> |
|---|