

**Breckland District Council**  
**Annual Infrastructure Funding Statement – 2020/2021**



**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 2020 to 31<sup>st</sup> March 2021**

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 [01/04/2020 – 31/03/2021].

**“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 31<sup>st</sup> March 2020

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.

<b>Infrastructure Type</b>	<b>Amount Held (as at 31<sup>st</sup> March 2020)</b>
Off-Site Open Space	£682,920.57
Affordable Housing	£860,063.34
Healthcare	£35,489.00
Waste	£13,436.30
Commuted Sums	£1,136,273.33
Village Hall	£0.00
<b>Total</b>	<b>£2,728,182.54</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 2020 to 31st March 2021.	
<b>Affordable Housing</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2018/1246/F – Swanton Morley Residential Allocation 1, Swanton Morley	£12,500.00 index linked

<b>Off Site Open Space</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2019/0500/O – Land East of Hargham Road, Attleborough	To be confirmed, only payable if shortfall in provision of on-site open space
3PL/2019/1056/O – Land South of Chapel Street, Shipdham	To be confirmed, only payable if shortfall in provision of on-site open space
3PL/2019/0874/F – Brookside Farm, 74 Holt Road, North Elmham	£11,800.00 indexed linked
3OB/2019/0010/OB (3PL/2017/0563/O) Westfield Road, Dereham	To be confirmed, only payable if shortfall in provision of outdoor sports areas

This report covers the period from **1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

<b>Non-Standard Contribution</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2020/0200/F – Sorting Office, High Street, Attleborough – Purchase & Maintenance for the 10 new trees for Attleborough	£12,500.00

<b>Open Space Maintenance</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2015/1045/O -Land West of Etling View, Dereham 18200 sqm x 8.50	£154,700.00
3OB/2020/0015/OB (3PL/2017/1354/F) – Land off Whissonsett Road, Colkirk - 1800 sqm x 8.50	£15,300.00
3PL/2018/1246/F – Swanton Morley Residential Allocation 1, Swanton Morley	£8.50 per sqm – size of open space to be confirmed
3OB/2020/0008/OB (3PL/2015/1487/O) Land off Swanton Road, Dereham 2870 x £8.50	£24,395.00
3PL/2019/0500/O – Land East of Hargham Road, Attleborough	£8.50 per sqm – size of open space to be confirmed
3PL/2019/1056/O – Land South of Chapel Street, Shipdham	£8.50 per sqm – size of open space to be confirmed
3OB/2019/0010/OB (3PL/2017/0563/O) Westfield Road, Dereham	£8.50 per sqm – size of off-site outdoor sports area maintenance to be confirmed  £8.50 per sqm – size of open space to be confirmed

<b>Healthcare Contribution</b>	
<b>Development Site</b>	<b>Amount Agreed (£)</b>
3PL/2015/1045/O - Land West of Etling View, Dereham	£19,600.00
3OB/2020/0008/OB (3PL/2015/1487/O) Land off Swanton Road, Dereham	£78,384.00
3PL/2019/0500/O – Land East of Hargham Road, Attleborough (Sum £1549 per dwelling)	£309,800.00

This report covers the period from **1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

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>
3OB/2020/0015/OB (3PL/2017/1354/F) – Land off Whissonsett Road, Colkirk	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.
3PL/2019/1183/F – Land off North Pickenham Road, Necton	Triggered if scheme amended to include Open Market Dwellings, or number of Shared Ownership exceeds 27
3PL/2019/1556/F – Development Site Fruehauf, South Green, Dereham	Only take effect if change to Affordable Housing Mix resulting in any Open Market Dwellings being provided on the Site or where the number of Shared Ownership Dwellings exceeds 5 cease to have effect once all Dwellings have been first Occupied
3PL/2019/0874/F – Brookside Farm, 74 Holt Road, North Elmham	Affordable Housing Clawback, via the submission of open book analysis

### 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 2020 to 31<sup>st</sup> March 2021.

Infrastructure Type	Monies Agreed
Off-Site Open Space	£1332.67
Open Space Ongoing Maintenance (Commuted Sum)	£0.00
Affordable Housing	£413,611.46
Healthcare	£0.00
Waste	£0.00
Village Hall	£95,752.64
Replacement Trees in Conservation Area	£12,500.00
<b>Total</b>	<b>£523,196.77</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 2020 to 31st March 2021.

Infrastructure Type	Number / Location	Amount
On-Site Open Space	Planning App Ref: 3OB/2020/0012/OB (3PL/2014/1006/F) Land adjacent to Kenninghall Road, Banham 1720 sqm for outdoor sport space 860 sqm play space with equipment for children up to 6 years Minimum area of open space to be provided 2580 sqm	1
	3PL/2015/1045/O - Land West of Etling View, Dereham	1
	3OB/2020/0015/OB (3PL/2017/1354/F) – Land off Whissonsett Road, Colkirk	1
	3PL/2018/1246/F – Swanton Morley Residential Allocation 1, Swanton Morley	1
	3PL/2019/1183/F – Land off North Pickenham Road, Necton	1
	3OB/2020/0008/OB (3PL/2015/1487/O) Land off Swanton Road, Dereham	1
	3PL/2019/0500/O – Land East of Hargham Road, Attleborough	1
	3PL/2019/1056/O – Land South of Chapel Street, Shipdham	1
	3PL/2019/0874/F – Brookside Farm, 74 Holt Road, North Elmham	1

This report covers the period from **1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

	3OB/2020/0021/OB(3PL/2016/1499/O) – Land North of Norwich Road, Yaxham (25%)	1
	<b>Total On-Site Open Space Areas</b>	<b>10</b>
Affordable Housing	Planning App Ref: 3OB/2020/0012/OB (3PL/2014/1006/F) Land adjacent to Kenninghall Road, Banham (25%)	11
	3PL/2015/1045/O - Land West of Etling View, Dereham (11.29%)	7
	3OB/2020/0015/OB (3PL/2017/1354/F) – Land off Whissonsett Road, Colkirk (10%)	3
	3PL/2018/1246/F – Swanton Morley Residential Allocation 1, Swanton Morley (25%)	21
	3PL/2019/1183/F – Land off North Pickenham Road, Necton (100%)	27
	3PL/2019/1556/F – Development Site Fruehauf, South Green, Dereham (100%)	39
	3OB/2020/0008/OB (3PL/2015/1487/O) Land off Swanton Road, Dereham (25%)	54
	3PL/2019/0500/O – Land East of Hargham Road, Attleborough (25%)	50
	3PL/2019/1056/O – Land South of Chapel Street, Shipdham (25%)	9
	3OB/2020/0021/OB(3PL/2016/1499/O) – Land North of Norwich Road, Yaxham (25%)	7
	<b>Total Affordable Housing Units</b>	<b>228</b>
Non-Standard	3PL/2019/1403/F – Land off The Street, Sporle - Not to use original site for the purpose of the business 6 months from date of first occupation of the commercial unit. Not to use commercial unit other than for the purpose of the business.	
	3PL/2019/0906/F – Land off Station Road, Fransham – Submission of an ecological mitigation scheme. Prior to commencement of plots 1 & 2 and adhere to approved scheme.	

This report covers the period from **1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

	3PL/2019/0874/F – Brookside Farm, 74 Holt Road, North Elmham – Community car park accommodating 40 motor vehicles. Footpath and footbridge schemes	
	3PL/2015/1045/O - Land West of Etling View, Dereham - Off Site Drainage works	

### 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 2020 to 31st March 2021.

Affordable Housing	Amount
3PL/2017/1351/F – Swans Nest Site, Land East of Brandon Road, Swaffham	2
3PL/2018/0993/F – Land off Hall Road, Bawdeswell	3
3PL/2015/1191/O - Town Green, Watton	3
3PL/2006/0441/O - Dunnetts Close, Ashill	1
3PL/2015/0562/F - Parklands Avenue, Shipdham	24
3PL/2016/0946/F - Low Street, Hardingham	1
3PL/2016/0325/F - Haverscroft House, Attleborough	8
3PL/2012/0958/H - Grosvenor Park, Attleborough	15
<b>Total Affordable Housing Units Provided</b>	<b>57</b>

Open Space	Amount
None recorded	
<b>Total Play Areas Created</b>	<b>0</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 2020 and 31<sup>st</sup> March 2021.

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	Attleborough Town

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	Recreation contribution to be used for the provision or enhancement of recreational facilities within the locality of the development (Teasel Road)	
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
Open Space/Recreation	3OB/2012/0003 (Old Section 52 Agreement) £1,120.00	Garvestone Parish

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	Provision or enhancement of recreational facilities within the locality of the development.	
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/2014/0402/O £1680.00 To be used towards the provision/improvements to and maintenance of recreational facilities in the parish of Harling	Harling Parish
Open Space/Recreation	3PL/2013/1111 £3167.73 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/2007/0262 £13,034.94 Phase 1 Children's Play Area Contribution £13,598.13 Phase 2 Children's Play Area Contribution To be used for the provision of alternative children's open space in the vicinity of the land. £52,655.96	Watton Town

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	Phase 1 Outdoor Sports Area Contribution £54, 931.01 Phase 2 Outdoor Sports Area contribution 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 £22,896.10 Phase 1 (Lovell Gardens) £37,394.86 Phase 2 (Lovell Gardens) To be use for improvements to LEAP at Lovell Gardens	
<b>Total allocated</b>	<b>£412,680.90</b>	

#### **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>
Recreation Contribution	3PL/2007/1234/F Replacement flooring in main sports hall – Bullock Park, Shipdham for Bullock Park Management Committee	£2400.00 12/05/2020	
Recreation Contribution	3PL/2012/0833 For Improvement & Upgrade of the Multi Use Games Area on the Village Playing field, Tuns Road, Necton for Necton Parish Council	£9442.98 12/05/2020	

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Recreation Contribution	3PL/2013/0888/F Installation of mains water and a small kitchen to the parish hut for Little Dunham Parish Council	£1385.57 12/05/2020	
Recreation Contribution	3PL/2013/0413 3PL/2012/1259 3PL/2013/1084 London Road Play Area Refurbishment, London Road, Attleborough for Attleborough Town Council	£7101.28 £81,247.00 £5694.83 Total: £94,043.11 11/08/2020	
Recreation Contribution	3PL/2012/0509 3PL/2014/1054 Second Phase of the Installation of play equipment at the Harriet Martineau Under 8's play area, by purchasing a Toddler Steel Basket Swing with fitting and Zingo Rocker for Thetford Town Council	£1934.72 £1120.00 Total £3054.72 12/05/2020	
Recreation Contribution	3PL/2010/0742 North Pickenham Playing Field Football Goal Project for North Pickenham Parish Council	£185.00 22/05/2020	
Recreation Contribution	3PL/2007/1234 Replacement Tables in WI Hall, Shipdham for Shipdham Parish Council	£1240.80 11/08/2020	
Railway Contribution	3PL/2013/0071/H Works undertaken on the level crossing, Yaxham Road,	£15,340.91 03/09/2020	

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	Dereham for Mid Norfolk Railway Preservation Trust		
Recreation Contribution	3PL/2013/1111/O Litcham: Renewal of Stock proof fencing for Litcham Common Management Committee	£636.00 17/02/2021	
Recreation Contribution	3PL/2013/1111/O Litcham Erection of 7 benches for Litcham Common Management Committee	£600.00 17/02/2021	
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.	£170,105.06	
<b>Total spent</b>	£298,434.15		

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 at 31 March 2021)</b>
Off-Site Open Space	£531,874.57
Affordable Housing	£871,036.85
Healthcare	£35,489.00
Waste	£13,436.30
Village Hall	£95,752.64
Commutated Sums	£1,136,273.33

This report covers the period from **1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

Replacement Trees in Conservation Area	£12,500.00
<b>Total</b>	<b>£2,696, 362.69</b>

### **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:

Planning App Ref: 3OB/2020/0012/OB (3PL/2014/1006/F) Land adjacent to Kenninghall Road, Banham £1500.00