

Breckland District Council

Annual Infrastructure Funding Statement

For
Section 106

Reporting Period:
From 01 April 2024 to 31 March 2025

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/planning-policy> .

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/planningobligations> .

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 [01/04/2024-31/03/2025.

"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.

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

a) The table below sets out the amount of s106 money held by the Council on 31st March 2024 which had not yet been allocated, spent, or transferred.

| Infrastructure Type | Amount Held (as of 31st March 2024) |
|---------------------|-------------------------------------|
| 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 |
| Total | £2,961,271.43 |

b) The table below sets out the total amount of s106 money agreed in relation to each infrastructure type under agreements entered between 1st April 2024 to 31st March 2025.

| Affordable Housing | |
|--|-----------------------|
| Development Site | Amount Agreed (£) |
| 3PL/2022/0247/F - Land to the north-east and south-west of Greyhound Lane Banham - Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works | TBC – AH Contribution |
| 3PL/2022/1414/F - Development Site 597174 317244 Gressenhall Road, Beetley, Norfolk - Residential Development of 12no. dwellings including affordable homes and specialist housing | TBC – AH Contribution |

| | |
|--|--|
| 3PL/2022/0972/F - Development Site Kenninghall Road, Banham, Norfolk - Erection of 43 dwellings and Community Office Touchdown Space, together with associated access, landscaping, and infrastructure | TBC – Additional First Homes Contribution |
| 3PL/2024/0203/F - Development Site 604898 29420 Gaskin Way, Attleborough, Norfolk - Proposed erection of 3no detached two storey dwellings with garages and associated parking plus 2no two storey dwellings (Semi-Detached) with associated parking | £62,500.00 index linked from 15/11/2024 |
| 3PL/2024/0321/F - Development Site 587943 310210 St Andrews Lane, Necton, Norfolk - Outline application, all matters reserved except for access, for the Erection of 9 no. self-build dwellings along with landscaping, drainage and associated infrastructure | Upfront Contribution - £38,497.00 Index Linked from 09/12/2024 |

| Off Site Open Space | |
|--|---|
| Development Site | Amount Agreed (£) |
| 3PL/2023/1147/F – Development Site Rear Con Club, London Road, Swaffham - Construction of new Specialised Supported Housing (SSH) accommodation comprising a two-storey residential building containing 12 one bedroom supported living apartments alongside four supported living bungalows together with associated access, open space/external landscaping, and car parking (Use Class C3(b)) | £12,656.30 Index Linked from 15/01/2025 |
| 3PL/2023/0110/F - Development Site at 582201 309822, New Sporle Road, Swaffham - Erection of 5 dwellings with associated access and parking (Phase 2) | £3,285.71 Index Linked from 22/10/2024 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | £34,410.91 Index Linked from 22/10/2024 |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | £82,000 Index Linked from 27/03/2025 |

| Healthcare Contribution | |
|---|--|
| Development Site | Amount Agreed (£) |
| 3PL/2023/0110/F - Development Site at 582201 309822, New Sporle Road, Swaffham - Erection of 5 dwellings with associated access and parking (Phase 2) | £5743.30 Index Linked from 22/10/2024 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | £58,581.70 Index Linked from 22/10/2024 |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | £148,575.00 Index Linked from 27/03/2025 |

| Open Space Maintenance | |
|--|--|
| Development Site | Amount Agreed (£) |
| 3PL/2022/0247/F - Land to the north-east and south-west of Greyhound Lane Banham - Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works. | TBC - £8.50 per sqm index linked from 04/07/2023 |
| 3PL/2022/1414/F - Development Site 597174 317244 Gressenhall Road, Beetley, Norfolk - Residential Development of 12no. dwellings including affordable homes and specialist housing | £6385.50 Indexed Linked from 27/08/2024 |

| | |
|---|---|
| 3PL/2022/0972/F - Development Site Kenninghall Road, Banham, Norfolk - Erection of 43 dwellings and Community Office Touchdown Space, together with associated access, landscaping, and infrastructure | £57,664.00 Indexed Linked from 23/01/2024 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | £41,071.15 Index Linked from 22/10/2024 |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | £66,045.00 Index Linked from 27/03/2025 |

| | |
|----------------------------|-----------------------------|
| Giram Contributions | Amount Estimated (£) |
| 87 Applications | £280,481.91 |

Where the development of a site is not viable and seeks a reduction in the requirement for 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/2022/0247/F - Land to the north-east and south-west of Greyhound Lane Banham - Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works. | TBC |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | TBC |
| 3PL/2024/0321/F - Development Site 587943 310210 St Andrews Lane, Necton, Norfolk - Outline application, all matters reserved except for access, for the Erection of 9 no. self-build dwellings along with landscaping, drainage and associated infrastructure | TBC |

c) Total money received during this Financial Year

The table below sets out the total amount of all s106 money received between 1st April 2024 to 31st March 2025.

| Infrastructure Type | Monies Received |
|---------------------|----------------------|
| Off-Site Open Space | £720,304.58 |
| Affordable Housing | £40,000.00 |
| Healthcare | £136,722.94 |
| Waste | £0.00 |
| Village Hall | £0.00 |
| Commuted Sums | £350,742.91 |
| Giram Contributions | £73,325.20 |
| Total | £1,321,095.63 |

d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

| Infrastructure Type | Ref Number/Location | Amount |
|---|---------------------|----------|
| On Site Open Space | | |
| 3PL/2022/0247/F - Land to the north-east and south-west of Greyhound Lane Banham - Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works. | | 1 |
| 3PL/2022/1414/F - Development Site 597174 317244 Gressenhall Road, Beetley, Norfolk - Residential Development of 12no. dwellings including affordable homes and specialist housing | | 1 |
| 3PL/2022/0972/F - Development Site Kenninghall Road, Banham, Norfolk - Erection of 43 dwellings and Community Office Touchdown Space, together with associated access, landscaping, and infrastructure | | 1 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | | 1 |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | | 1 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | | 1 |
| Total Number of On Site Open Spaces Agreed | | 7 |

| Affordable Housing | |
|--|------------|
| 3PL/2022/0972/F - Development Site Kenninghall Road, Banham, Norfolk - Erection of 43 dwellings and Community Office Touchdown Space, together with associated access, landscaping, and infrastructure | 11 |
| 3PL/2022/0247/F - Land to the north-east and south-west of Greyhound Lane Banham - Construction of 48 dwellings (Class C3), creation of Public Open Space and associated works. | 10 |
| 3PL/2022/1414/F - Development Site 597174 317244 Gressenhall Road, Beetley, Norfolk - Residential Development of 12no. dwellings including affordable homes and specialist housing | 4 |
| 3PL/2023/1147/F – Development Site Rear Con Club, London Road, Swaffham - Construction of new Specialised Supported Housing (SSH) accommodation comprising a two-storey residential building containing 12 one bedroom supported living apartments alongside four supported living bungalows together with associated access, open space/external landscaping, and car parking (Use Class C3(b)) | 16 |
| 3PL/2023/0154/F – Development Site at 582201 309822, New Sporle Road, Swaffham - Residential development with associated access, parking, landscaping and surface water attenuation (New Sporle Road Phase 1) | 8 |
| 3PL/2023/0110/F - Development Site at 582201 309822, New Sporle Road, Swaffham - Erection of 5 dwellings with associated access and parking (Phase 2) | 5 |
| 3PL/2022/1046/F - Development Site 596040 307637 Chapel Street, Shipdham, Norfolk - Proposed residential development of 102 dwelling units with a split tenure of affordable rent and shared ownership | 102 |
| Total Affordable Housing Units Agreed | 156 |

| Non Standard | |
|---|--|
| 3PL/2022/0590/F, Development Plot 599381 312649, Yaxham Road, Dereham and Lidl, Kingston Road, Dereham - Demolition of existing building and erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works. | Use of Existing Site |
| 3PL/2024/0217/F – Land to the North of Broadland Farm, Hingham Road, Great Ellingham - Erection of one dwelling | Restrictive Covenant re First Permission |
| PL/2024/1237/NN-S106 – Wendling Beck Project - S106 to provide mitigation for Nutrient Neutrality | Restrictive Use of Mitigation Land |
| 3PL/2018/1254/O (3PL/2022/1208/D & 3PL/2022/0272/D) The Old Bells Site, Elmham Road and Millers Cottage Site, Billingford | Waste Water Treatment Systems - Installation & Management |
| 3PL/2021/1436/O – Development Site 606350 317875 Heath Road, Lyng - 4 no. two storey houses (Outline permission) | Waste Water Treatment Systems – Installation & Management on Neatherd Moor Site |
| 3PL/2023/0696/F – Development Plot 603726 286250, Quidenham Road, Kenninghall - Erection of a detached dwelling | Erect Visibility Splay & Maintain |
| 3PL/2022/1414/F - Development Site 597174 317244 Gressenhall Road, Beetley, Norfolk - Residential Development of 12no. dwellings including affordable homes and specialist housing | Restriction to Occupation, Receptor Site laid out and Maintain in accordance with Report |

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 2024 to 31st March 2025

| Affordable Housing | | | |
|--|------------------------|----------------------------------|--------------|
| Total Affordable Housing Units Provided | Affordable Rent | Affordable Home Ownership | Total |
| 3PL/2015/0917/O – Norwich Rd Swaffham | 4 | 1 | 5 |
| 3PL/2017/1171/O – Hargham Road (New Road) Attleborough | 7 | 0 | 7 |
| 3PL/2016/1397/F – Greenfields Road, Dereham | 20 | 0 | 20 |
| 3PL/2011/0805/O – Kingsfleet, Thetford | 15 | 9 | 24 |
| 3PL/2022/0576/D – Three Squirrels, East Harling | 10 | 6 | 16 |
| 3PL/2020/0729/D – Norwich Road, Swaffham | 2 | 8 | 10 |
| 3PL/2017/0265/O – Crown View (Attleborough Road) Great Ellingham | 30 | 30 | 60 |
| 3PL/2013/1161/O – Norwich Road, Attleborough | 19 | 37 | 56 |
| 3PL/2016/1499/O – Land North Norwich Road, Yaxham | 4 | 2 | 6 |
| 3PL/2015/0546/O – Former Grampian Food Site, Buckenham Road, Attleborough | 30 | 17 | 47 |
| 3PL/2014/1264/F – Carvers Lane, Attleborough | 25 | 20 | 45 |
| Total 296 affordable units completed in 2024/2025 166 Affordable Rent & 130 Affordable Home Ownership | 166 | 130 | 296 |
| Open Space | | | |
| 3PL/2010/1142/F – Norwich Road, Dereham - Erection of 200 dwellings with assoc. parking, garages, open space & landscaping & change of use of land to cemetery | | | 1 |
| Total Play Areas Created | | | 1 |

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 2024 and 31st March 2025.

| Infrastructure Type | Allocation | Money Allocated For |
|------------------------------------|---|--|
| Open Space/Recreation Contribution | 3PL/2012/1259/F £73,122.00 for Blackthorn Road For the provision or enhancement and maintenance and management of recreational facilities at Blackthorn Road Attleborough | Breckland Council/Attleborough Town Council See Transfer of Land Decision D43/24 deadline 5/11/24 |
| Open Space/Recreation Contribution | 3PL/2014/1264/F £14,873.90 Outdoor Playing Space | Breckland Council/Attleborough Town Council |
| Open Space/Recreation Contribution | 3PL/2017/0563/O £80,271.08 – off site sports area contribution. £21,322.00 Maintenance for approved project | Dereham Town Council |
| Open Space/Recreation Contribution | 3PL/2016/1397/F £336,534.02 Can be spent towards the acquisition of additional land or the improvement & upgrading of existing areas for outdoor sport provision being one or more of formal or informal pitches and courts, kick-about areas, outdoor gyms, trim trails, skate parks, bowls green and multi use games areas to serve the residents of the Development within or directly adjoining the Parish of Dereham | Dereham Town Council |

| | | |
|-------------------------------------|--|---|
| Open Space/Recreation Contribution | 3PL/2014/1300/F £4515.00 Recreational Contribution | Garvestone Parish Council or community group |
| Open Space/Recreation Contribution | 3PL/2012/0946/F £975.12 Provision or enhancement of recreational facilities within Harling | Harling Parish Council or Community Group |
| Open Space/Recreation Contribution | 3PL/2015/0001/F £15,472.11 Split £6630.90 - Childrens Play £8841.20 - Outdoor Sport | For both Childrens Play and Outdoor Sport such sum to be Index Linked towards improvements to and maintenance of recreational facilities in the parishes of Weeting with Broomhill, Lynford, Stanford, Mundford, Cranwich, Didlington and Ickburgh (being the "Weeting Group" of parishes likely to be used by residents of the Development PROVIDED THAT priority shall be given to the parish of Ickburgh |
| Open Space/Recreation Contribution | 3PL/2013/0889/F £6720.00 Split £2880.00 - Childrens Play £3840.00 - Outdoor Sport Recreation Contribution – Old UU | Breckland Council/Swaffham Town Council or Community Group |
| Open Space/Recreation Contribution | 3PL/2018/0952/O £13,496.00 Wayland Woods Contribution – For the Provision of visitor management & interpretation boards & waymarking in Wayland Woods | Norfolk Wildlife Trust |
| Open Space/Recreation Contribution | 3PL/2018/0952/O £180,448.17 Off site outdoor sports contribution To be used for off-site outdoor sports. No other restrictions, other than town of Watton | Breckland Council, Watton Town Council or Community Group |
| Open Space Maintenance Contribution | 3PL/2018/0952/O £216,058.55 to be paid to nominated body once agreed and Open Space transferred | Nominated Body |

| | | |
|--------------------|--|---|
| Affordable Housing | 3PL/2018/1021/F £40,000.00 To be spend on affordable Housing within the District | Breckland Council |
| Affordable Housing | 3PL/2019/0474/F £9063.70 To be spend on affordable Housing within the District | Breckland Council |
| NHS Funding | 3PL/2019/1076/O £177,771.00 Improved facilities and infrastructure at Queens Square Surgery Attleborough or replacement healthcare facility or a GP Village drop in service serving or likely to serve the development | NHS |
| NHS Funding | 3PL/2017/1487/O £101,698.33 Improvements to Campingland Surgery or such other medical facility as may be agreed in writing between the Parties | NHS |
| NHS Funding | 3PL/2015/1045/O £25,246.76 For the Phase 1 project to relocate Toftwood Medical Centre in Dereham | NHS |
| Waste Contribution | 3PL/2011/0805/O £28,060.19 | 2 of 6 payments received – current total held |
| RAMS Contribution | £69,319.47 | Norwich City Council Value different to Finance, so using theirs |

e) 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 |
|------------------------------|--|---------------------------------|
| Open Space/Recreation | | |
| 3PL/2018/0952/O | D06/25 Sports Centre Toilet Refurbishments | £6,500.00 |
| | D37/24 Bridle Road Play Area | £7,400.00 |

| | | |
|---|--|-----------------------|
| | D33/24 Junior Park Run Start Up | £1,800.00 |
| 3PL/2013/1111/O | Security Measures to Allotments D48/24 Increased security measures for rain water harvesting stations *Includes Third Party spending | £627.73 |
| 3PL/2011/0398/CU | Committed to Attleborough Leisure Centre Project - D 108/22 ALC infill project (Spent 29/11/2023) | £46,694.84 |
| NHS | | |
| 3PL/2016/1397/F | Provision of Healthcare Facilities serving Dereham | £136,722.94 |
| Commuted Sums | | |
| 3PL/2020/0462/F | Open Space Maintenance Element Transferred to Mattishall PC | £107,113.65 |
| 3PL/2021/0032/F | Open Space Maintenance transferred to Management Co. | £62,648.56 |
| 3PL/2010/1142/F | Open Space Maintenance Transferred to Dereham Town Council | £160,992.01 |
| 3PL/2016/0325/F | Open Space Maintenance Paid to Nominated Body Orbit Housing | £85,331.51 |
| Commuted Sums held for Breckland Council | Utilised by Breckland for the ongoing open space maintenance costs during 24-25. | £42,677.20 |
| RAM Contributions | Transferred to Norwich City Council | £0.00 |
| Total Spent | | £1,0009.050.67 |

f) In relation to money which was spent by Breckland District Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

| Infrastructure Type | Infrastructure Type & Project | Amount Spent/Transferred |
|----------------------------|--|---------------------------------|
| Affordable Housing | Affordable Housing Projects in Breckland | £348,862.23 |

S106 Admin Fees

The Council has secured admin & monitoring fees towards the cost of ongoing monitoring of All Legal Agreements. Total received from Determined Applications between 01/04/2024 and 31/03/2025

| Rams Admin Fee | Amount Collected (£) |
|-----------------------------|-----------------------------|
| 69 x £75.00 Total Collected | £5,175.00 |

| Nutrient Neutrality Admin Fee | Amount Collected (£) |
|--------------------------------------|-----------------------------|
| 1 app | £1000.00 |

S106 Monitoring Fees

| S106 Monitoring Fees | Amount Collected (£) |
|-----------------------------|-----------------------------|
| 4 apps total collected | £2125.00 |

| Ram Monitoring Fees | Amount Collected (£) |
|-----------------------------|-----------------------------|
| 69 x £75.00 Total Collected | £5175.00 |

| Septic Tank Monitoring Fees | Amount Collected (£) |
|------------------------------------|-----------------------------|
| 23 Apps x £550.00 Total Collected | £12,650.00 |
| | |

| Self Build Admin / Monitoring Fees | Amount Collected (£) |
|---|-----------------------------|
| 0 Apps | £0.00 |

| Nutrient Neutrality Monitoring Fees | Amount Collected (£) |
|--|-----------------------------|
| 1 x App Total Collected | £5,000.00 |

| Wetland Monitoring Fees | Amount Collected (£) |
|--------------------------------|-----------------------------|
| 0 Apps | £0.00 |

ii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

| Monitoring Fees | Amount Spent |
|--|---------------------|
| S106 Historic Data Update Project Redaction, processing and upload of S106 deed documents into live Exacom System | £9,976 net of VAT |

g) 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 31st March 2025) |
|----------------------------|---|
| Off Site Open Space | £1227,164.10 |
| Affordable Housing | £168,354.13 |
| Healthcare | £298,716.09 |
| Waste | £28,060.19 |
| Commuted Sums | £1,371,848.57 |
| Giram Contributions | £179,173.31 |
| Total | £3,273,316.39 |

Money borrowed

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