

Annual Infrastructure Funding Statement 2019 to 2020

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If you have any questions about this document, please contact the planning obligations officer.

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1. Introduction

- 1.1. Under section 106 of the Town and Country Planning Act 1990 (s106) a local planning authority (LPA) can seek planning obligations, both physically on-site and contributions for off-site, when it is considered that a proposed development will have a negative impact, that cannot be dealt with by attaching conditions to the planning permission. New residential developments can place additional pressure on the existing social, physical, and economic infrastructure in the surrounding area. Planning obligations aim to reduce this additional pressure, by securing improvements to the infrastructure. S106 obligations may restrict the development or use of land, require specified operations, provisions, or activities to be carried out and/or require a sum of money to be paid.
- 1.2. The community infrastructure levy (CIL) 2010 legislation states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - a) necessary to make the development acceptable in planning terms
 - b) directly related to the development
 - c) fairly and reasonably related in scale and kind to the development.
- 1.3. Once the terms of the required s106 have been agreed, all parties with an interest in the land proposed for development, will sign the s106 legal deed. When the related planning permission is granted the s106 obligation is registered as a local land charge and obligates the landowner, staying with the land, obligating future owners until the terms are met.
- 1.4. If the LPA collect a contribution for infrastructure, the monies will be held by that local authority in a specific ring-fenced account. Legally s106 sums can only be spent on the intended purpose, in accordance with the terms of the s106 obligation.
- 1.5. In a 2019 amendment to the CIL regulations, LPA's must now publish annual infrastructure funding statements on their websites. These statements cover various details about s106 obligations as required in the CIL regulations amendment at 10A.
- 1.6. This statement is West Suffolk Council's Annual Infrastructure Funding Statement for the financial year 2019 to 2020.

2. The required data under CIL 2019 10A part 3

2.1. The Regulations require the council to publish the following data:

- a) the total amount of money to be provided under any planning obligations which were entered into during the reported year.
- b) the total amount of money under any planning obligations which was received during the reported year.
- c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.
- d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of —
 - (i) in relation to affordable housing, the total number of units which will be provided.
- e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.
- f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).
- g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.
- h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of —
 - (i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item
 - (ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part)
 - (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations
 - (iv) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

3. West Suffolk Council's data for 2019 to 2020

- a) Money secured in planning obligations for West Suffolk Council was **£2,081,112.00.**
 - b) Money received by West Suffolk Council was **£965,804.19.**
 - c) Money unallocated received before year 2019 to 2020 was **£2,680,252.93.**
 - d) non-monetary items secured specifically for West Suffolk Council were:
 - (i) A total of **644 affordable homes.**
 - (ii) **33 car park spaces** in Moreton Hall Bury St Edmunds.
 - (iii) **4.7 hectares of ecological land** in Lakenheath.
 - e) Money which was allocated but not spent was **£1,137,073.88.**
 - f) Total of money which was spent during year 2019 to 2020 was **£633,368.91.**
 - g) Details of money which were allocated but not spent are shown in **Table 1.**
 - h) Summary details of money which was spent during year 2019 to 2020 are:
 - (i) items of infrastructure paid for during year 2019 to 2020 are shown in **Table 2.**
 - (ii) the amount of money spent on repaying money borrowed was **£0.**
 - (iii) the amount of money spent in respect of new monitoring fee was **£0.**
 - (iv) total of all retained money at end of 2019 to 2020 year was **£4,246,071.89.**
 - (v) which also includes the total of commuted sums held **£841,905.67.**
 - (vi) The commuted sums are shown separately in **Table 3.**
- 3.1. The figures show £2,680,252.93 of unspent monies at the start of the year and it is important to understand that over a third of this money, needs to be kept for as long as possible, since it needs to pay for future maintenance of our public open space areas, such as play areas. £88,219.57 was spent from the £919,530.34 being kept for maintenance (commuted sums) but the remainder needs to be spent in future years, as the need arises for repair or replacement. We have since the start of the year allocated £1,137,073.88 and this money will be spent when the various projects are completed. This then leaves a much smaller sum of money from previous years, yet to be allocated. Allocating s106 monies often rely upon pooling other s106 sums which may not have been received yet so that is why the council often has a number of years to spend the money.

Table 1 money allocated but not spent

- 3.2. The following table provides an overview of all the s106 monies held by West Suffolk Council at the start of 2019/20, all monies paid in, all monies spent and the closing balance, shown rounded to the nearest pound. This table shows the total figures for all infrastructure items.
- 3.3. The following table provides information on money (received under planning obligations) which was allocated by the authority but not spent during the reported year (2019 to 2020) summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item. (part g)

Details of the items of infrastructure	Money
Play area Heatherset Way Red Lodge	4,600.00
Burwell to Exning Cycleway	2,116.58
Skate Park George Lambton Playing Fields Newmarket	48,832.02
Improvements to Newmarket High Street	69,664.57
Training programme for start-up businesses	8,857.00
Improvements to Newmarket High Street	62,000.00
Bowls Club West Row	162,908.75
Improvements to Guildhall Surgery in Clare	4,721.84
Open space at Recreation Ground and Castle Playing Fields	55,325.52
MENTA project Hollands Road Haverhill for new businesses	443,420.12
Community facility Moreton Hall Bury St Edmunds	103,320.06
Community facility St Olaves Road Bury St Edmunds	113,799.42
New access at Bury Rail Station	50,000.00
Burwell to Exning Cycleway	2,776.00
Yellow Brick Road project Newmarket	2,232.00
New monitoring fee money	2,500.00
Total balance at 31 March 2020	£1,137,073.88

- 3.4. It is understandable that there is a time period between first allocating monies to a specific project and spending those monies. Most projects will involve physical works, which will be paid for when they have been completed. For many projects, the s106 money is only part of the funding, so again there may be a delay in spending the s106 money, until all of the funding is in place and the project can commence.

Table 2 items on which monies were spent

3.5. In 2019 to 2020 money spent on the following. (part h).

Items on which money was spent	Spent in year
Play area Douglas Park Mildenhall	49,368.00
Play slide Red Lodge	4,155.00
Vehicles for maintaining public open space Red Lodge	26,391.00
Planting in Red Lodge	166.67
Design work for improvements to high street Newmarket	9,197.87
Extension for Bowls Club West Row	10,081.25
Improvements to village hall Coney Weston	9,838.23
Memorial tree planting Hepworth	286.00
Tennis courts Abbey Gardens Bury St Edmunds	187,365.90
Improvements to Guildhall Surgery Clare	18,122.60
Improvements to community facility Barrow	2,888.55
Improvements to Play area Daisy Avenue Bury St Edmunds	13,456.30
Improvements to Clements Surgery Haverhill	37,708.37
Design and construction work for project to help new businesses Haverhill	55,786.37
Destination Marketing Organisation promoting Bury St Edmunds	62,824.33
Improvements to Moreton Hall Community Centre Bury St Edmunds	3,322.40
New play area Ingham	40,000.00
Play area Troston	3,085.00
Play area Great Whelnetham	11,105.50
Commuted sums for various site (see Table 3)	88,219.57
Total of spent monies in 2019 to 2020	£633,368.91

Table 3 commuted sums

3.6. At the end of 2019 to 2020 West Suffolk Council was holding the following commuted sums (part h(iv)).

Location of open space area	Opening balance	Spent in year	Closing balance
Site A Chalkstone Way Haverhill	2,766.63	0.00	2,766.63
1 Hanchett End Haverhill	25,000.00	0.00	25,000.00
Tayfen Meadows Bury St Edmunds	28,020.00	7,005.00	21,015.00
Northgate Avenue Bury St Edmunds	1,803.33	1,803.33	0.00
Mount Road Bury St Edmunds	335.83	335.83	0.00
F3 Broad Oaks Bury St Edmunds	2,485.24	1,242.62	1,242.62
Bradbrook Close Bury St Edmunds	108,482.64	27,120.66	81,361.98
1 Hales Barn Haverhill	118,095.50	23,619.10	94,476.40
2 Hales Barn Haverhill	3,814.22	1,907.11	1,907.11
Cotton Lane Bury St Edmunds	18,298.95	3,659.79	14,639.16
Millfields Way/Chalkstone Way	11,842.00	2,368.40	9,473.60
St James Park Bury St Edmunds	12,250.00	1,750.00	10,500.00
Glastonbury Court Bury St Edmunds	7,000.00	1,000.00	6,000.00
Ehringhausen Way Haverhill	7,061.39	882.67	6,178.72
Marham Park Fornham All Saints	20,000.00	0.00	20,000.00
2 Hanchett End Haverhill	28,732.60	2,081.40	26,651.20
Risbridge Meadow, Kedington	17,456.91	1,939.66	15,517.25
Sandpits Station Road Lakenheath	10,794.00	1,799.00	8,995.00
Walton's Way Brandon	10,929.00	1,366.00	9,563.00
Kings Warren Red Lodge	463,011.00	6,145.00	456,866.00
College Heath Road Mildenhall	12,000.00	1,500.00	10,500.00
Jeddah Way Kentford	9,351.00	694.00	8,657.00
East Close Bury St Edmunds	0.00	0.00	10,595.00
Total Balance at 31 March 2020	£919,530.24	£88,219.57	£841,905.67

3.7. The only payment of commuted sums received by West Suffolk Council in 2019 to 2020 was £10,595.00 for maintenance of open space at East Close Bury St Edmunds.

S106 obligations secured in 2019 to 2020

3.8. There were 32 s106 obligations signed for West Suffolk Council in 2019 to 2020, of which 17 were variations to previous agreements and two were unilateral undertakings. The obligations secured a total of 2,278 new homes, of which 644 are affordable homes, to be provided by a registered housing provider.

West Suffolk Council 2019 to 2020	Total
Number of s106 entered into in 2019 to 2020	32
Related new homes	2,278
Related affordable homes	644

3.9. The full list of s106 obligations entered into in 2019 to 2020 is as follows.

Planning reference	Deed type and site address	Date of deed
DC/18/0821/OUT	S106 Agreement 2 Lisburn Road Newmarket	15 April 2019
DC/17/1795/VAR	Deed of Variation 6 Eden Road Haverhill	18 April 2019
DC/17/0688/FUL	S106 Agreement 46-47 St Andrews Street Bury St Edmunds	9 May 2019
DC/19/0033/FUL	S106 Agreement Bloomfield House Looms Lane Bury St Edmunds	10 May 2019
DC/13/0408/OUT	Deed of Variation Hatchfield Farm Newmarket	13 May 2019
DC/19/0118/FUL	S106 Agreement Place Court Camps Road Haverhill	16 May 2019
DC/18/2495/FUL	S106 Agreement Between Windsor Road and Valley Way and East of Windsor Road and Houldsworth Valley Primary School Newmarket	17 May 2019
DC/19/0248/VAR	Deed of Variation Herringswell Manor Herringswell Road Herringswell	4 June 2019
DC/13/0408/OUT	Deed of Variation Hatchfield Farm Newmarket	3 June 2019
DC/14/1881/HYB	S106 Agreement Lark Grange (Phases 3 to5) south of Mount Road Bury St Edmunds	5 July 2019

Planning reference	Deed type and site address	Date of deed
DC/18/2299/FUL	S106 Agreement Manor Road Haverhill	25 July 2019
DC/13/0408/OUT	Deed of Variation Hatchfield Farm Newmarket	2 August 2019
DC/19/1169/FUL	Deed of Variation East of Kings Warren Red Lodge	23 August 2019
DC/15/1520/FUL	Deed of Variation Burlingham Mill Station Hill Bury St Edmunds	5 September 2019
DC/19/1132/FUL	Unilateral Undertaking 6a and 6 St. Johns Street Beck Row Bury St Edmunds	13 September 2019
SE/13/0330/FUL	Deed of Variation Withersfield Road Haverhill	1 October 2019
DC/14/0632/FUL	Deed of Variation North of Mildenhall Road West Row	1 October 2019
DC/14/1335/FUL	Deed of Variation Former Nursery The Street Gazeley Newmarket	1 October 2019
DC/19/1499/VAR	Deed of Variation Former EMG Site Tayfen Road Bury St Edmunds	16 October 2019
DC/18/2477/FUL	S106 Agreement Brickfield Stud Exning Road Newmarket	29 October 2019
DC/13/0932/HYB	Deed of Variation Marham Park (Parcel D) Fornham All Saints	29 October 2019
DC/14/2096/HYB	S106 Agreement North of Station Road Lakenheath	11 November 2019
DC/15/2298/FUL	S106 Agreement Thelnetham Road Hopton	24 October 2019
DC/19/1588/VAR	Unilateral Undertaking Weymed Site Swan Lane Bury St Edmunds	23 December 2019
DC/14/2096/HYB	Deed of Variation North of Station Road Lakenheath	8 January 2020
DC/19/1842/VAR	Deed of Variation 1A Tayfen Road Bury St Edmunds	22 January 2020
DC/19/1392/VAR	Deed of Variation Briscoe Way and to the West of Drift Way Lakenheath	13 February 2020
DC/18/2299/FUL	Deed of Variation Manor Road Haverhill	17 February 2020
DC/18/1498/FUL	S106 Agreement Boyton Meadows Ann Suckling Road Little Wratting Haverhill	2 March 2020

Planning reference	Deed type and site address	Date of deed
DC/15/2483/OUT	S106 Agreement South of Rougham Hill Bury St Edmunds	6 March 2020
DC/13/0932/HYB	Deed of Variation Marham Park (Parcel F) Fornham All Saints	12 March 2020
DC/19/1652/OUT	S106 Agreement Marham Park (Parcels A and B) Fornham All Saints	30 March 2020

All s106 monies for 2019 to 2020

3.10. The following table provides an overview of all the s106 monies held by West Suffolk Council at the start of 2019 to 2020, all monies paid in, all monies spent and the closing balance, shown rounded to the nearest pound. This table shows the total figures for all infrastructure items.

West Suffolk Infrastructure type	2019 to 2020 opening balance	2019 to 2020 received	2019 to 2020 spent	Year end balance
Affordable Housing	474,441	30,000	0	504,441
Bury public realm	5,230	0	5,230	0
Bury Employment initiatives	499,207	0	55,786	443,421
Community facilities	227,379	42,854	44,782	225,451
Health	330,390	515,423	55,830	789,983
Public Open Space	1,065,207	265,319	311,499	1,019,027
Bury public realm or marketing	53,073	0	53,073	0
Street light (for SCC)	1,529	0	0	1,529
Adult training	8,857	0	0	8,857
Newmarket long stay car parks	23,153	0	0	23,153
Red Lodge environmental	116,932	0	0	116,932
Newmarket town centre	140,862	0	9,198	131,664
Exning allotments	47,846	0	0	47,846
Warden at Red Lodge Site of Special Scientific Interest	0	26,862	0	26,862
Economic development	0	59,751	9,751	50,000
Breckland SPA	0	2,500	0	2,500
Haverhill Cemetery	0	10,000	0	10,000
Commuted sums	919,530	10,595	88,219	841,906
New monitoring fee	0	2,500	0	2,500
Totals	£3,913,636	£965,804	£633,368	£4,246,072