



**Annual Infrastructure
Funding Statement
2020 to 2021**

Dated September 2021

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If you have any questions about this document, please contact the Planning Policy Team.

Email: planning.policy@westsuffolk.gov.uk

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. The legal agreements can have payback terms to pay back unspent monies to the developer. West Suffolk Council has a good track record in relation to s106 monies and has had and will continue to have a robust monitoring system in place, ensuring monies are spent in time and not paid back.
- 1.6. 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.
- 1.7. This statement is West Suffolk Council's Annual Infrastructure Funding Statement for the financial year 2020 to 2021.

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 2020 to 2021

- a) Money secured in planning obligations for West Suffolk Council was **£1,642,037.00** This figure includes sums not yet received because the related development may not yet have commenced or payment trigger may yet to be reached.
 - b) Money received by West Suffolk Council was **£1,415,857.90**
 - c) Money unallocated received before year 2020 to 2021 was **£2,155,202.34**
 - d) non-monetary items secured specifically for West Suffolk Council were:
 - (i) A total of 143 affordable homes.
 - (ii) Water works to mitigate development.
 - e) Money which was allocated but not spent was **£1,252,219.22**
 - f) Total of money which was spent during year 2020 to 2021 was **£909,966.92**
 - 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 2020 to 2021 are:
 - (i) items of infrastructure paid for during year 2020 to 2021 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 2020 to 2021 year was **£4,751,961.87**
 - (v) which also includes the total of commuted sums held **£1,453,535.23**
 - (vi) The commuted sums are shown separately in **Table 3.**
- 3.1. The figures show £2,155,202.34 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. £86,080.41 was spent from the £1,453,535.23 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 £1,252,219.22 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 2020 to 2021, 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 (2020 to 2021) 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)
- 3.4. It is understandable that there is a time period between first allocating monies to a specific project and spending those monies. The allocation may only be part of the intended project cost, therefore it cannot be spent until other sums are received and the project can be delivered.

Details of the items of infrastructure	Money
For a new play area in Beck Row	£59,173.50
Upgrade of pathway to new development sites in Exning	£4,892.58
CCG project to increase capacity at Reynard Surgery	£23,657.14
Newmarket town centre project to improve High Street	£129,726.11
Exning Allotment Association for improvements to allotments	£47,846.00
Allocated for Bowls Club West Row	£162,908.75
Football changing facilities at Hundon	£10,007.50
Splash pad project at Haverhill Recreation Ground	£57,746.61
Environmental improvements to Risbridge Meadows	£6,696.52
Horringer Parish Council play area wet pour	£2,400.47
MENTA project Hollands Road	£25,864.07
Moreton Hall Community Centre improvements	£7,550.10
3G pitch built at Skyliner Way Sports Centre	£256,417.69
Play equipment at Flying Fortress Park St James Play Area	£64,001.84
St Olaves new community centre project	£108,445.42
Henry Close play area improvements	£16,348.00
Warden post to help protect SSSI in Red Lodge	£20,241.59
Bury Railway access project	£50,000.00
Improvements to play area at Tayfen Road	£89,627.00
Environmental improvements at Aspal Close	£60,033.00
Rougham play areas for replacement and resurfacing	£11,665.33
For s106 monitoring and reporting	£36,970.00
Total balance at 31 March 2021	£1,252,219.22

Table 2 items on which monies were spent

3.5. In 2020 to 2021 money spent on the following. (part h).

Items on which money was spent	Spent in year
DC/14/0692/FUL 4-bedroom house affordable housing in Kentford	£1,302.00
SE/09/0070/P MENTA project in Haverhill supports businesses	£417,556.05
DC/13/0932/HYB New community centre in Bury St Edmunds	£102,000.00
DC/14/1881/HYB Improving Moreton Hall Community Centre in Bury St Edmunds	£95,769.96
SE/12/461/FUL Improvements to Guildhall Surgery Clare	£4,721.84
SE/13/0574/FUL Hepworth play area and pavilion improvements	£2,907.11
F/98/402/OUT Red Lodge CCTV for play areas	£12,377.75
DC/13/0711/FUL Benches in Great Barton play area	£102.40
SE/13/0210/FUL Barningham Parish Council zip wire seats	£463.84
DC/13/0158/FUL GLPF Skatepark project Newmarket	£51,064.02
DC/14/0692/FUL Maintain play area at Anvil Way Kentford	£100,214.00
DC/14/0692/FUL D0720 pathway linking public open space areas Kentford	£8,370.00
DC/15/2277/FUL Great Whelnetham Parish Council play area project	£4,719.40
DC/13/0488/FUL Hargrave Parish Council village hall project and tree work	£3,373.11
DC/15/1862/FUL Reposition lamp post by the county council	£1,529.16
F/2007/0566/OUT Gazebos for market training project	£8,857.00
F/2012/0704/FUL Design costs for Newmarket centre project	£1,938.46
DC/16/0596/OUT Warden at site of special scientific interest (SSSi) in Red Lodge	£6,620.41
Committed sums for various site (see Table 3)	£86,080.41
Total of spent monies in 2020 to 2021	£909,966.92

3.6. The majority of the sums that have been spent this year have helped deliver various public open space projects within our district. £1,302.00 has helped deliver affordable housing, £417,556.05 and £8,857.00 have delivered economic growth, assisting local business startup and expansion. £102,000.00 and £95,769.96 have helped deliver community facilities within a community centre project. There has also been £4,721.84 spent on improving health provision.

Table 3 commuted sums

3.7. At the end of 2020 to 2021 West Suffolk Council was holding the following commuted sums (part h(iv)).

Location of open space area	Opening balance	Spent in year	Received in year	Closing balance
Site A Chalkstone, 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	£21,015.00	£7,005.00		£14,010.00
F3 Broad Oaks, Bury St Edmunds	£1,242.62	£1,242.62		£0.00
Bradbrook Close, Bury St Edmunds	£81,361.98	£27,120.66		£54,241.32
1 Hales Barn, Haverhill	£94,476.40	£23,619.10		£70,857.30
2 Hales Barn, Haverhill	£1,907.11	£1,907.11		£0.00
Cotton Lane Bury St Edmunds	£14,639.16	£3,659.79		£10,979.37
Millfields, Chalkstone Way, Haverhill	£9,473.60	£2,368.40		£7,105.20
St James Park, Bury St Edmunds	£10,500.00	£1,750.00		£8,750.00
Glastonbury Court, Bury St Edmunds	£6,000.00	£1,000.00		£5,000.00
Ehringhausen Way, Haverhill	£6,178.72	£882.67		£5,296.05
Marham Park, Bury St Edmunds	£20,000.00	£0.00		£20,000.00
2 Hanchett End, Haverhill	£26,651.20	£2,081.40		£24,569.80
Risbridge Meadow, Kedington	£15,517.25	£1,939.66		£13,577.59
Sandpits, Station Road, Lakenheath	£8,995.00	£1,799.00		£7,196.00
Walton's Way, Brandon	£9,563.00	£1,366.00		£8,197.00
Kings Warren, Red Lodge	£456,866.00	£6,145.00		£450,721.00
College Heath Road, Mildenhall	£10,500.00	£1,500.00		£9,000.00

Location of open space area	Opening balance	Spent in year	Received in year	Closing balance
Jeddah Way, Kentford	£8,657.00	£694.00		£7,963.00
East Close, Bury St Edmunds	£10,595.00	£0.00		£10,595.00
Chapelwent Road, Bury St Edmunds			£39,208.00	£39,208.00
Manning Road, Bury St Edmunds			£558,287.97	£558,287.97
Anvil Jeddah Way, Kentford			£69,514.00	£69,514.00
Anvil Jeddah Way, Kentford			£21,280.00	£21,280.00
Anvil Jeddah Way, Kentford			£9,420.00	£9,420.00
Total balance at 31 March 2021	£841,905.67	£86,080.41	£697,709.97	£1,453,535.23

S106 obligations secured in 2020 to 2021

3.8. There were 32 s106 obligations signed for West Suffolk Council in the financial year 2020 to 2021, of which 8 were variations to previous agreements and 9 were unilateral undertakings. The obligations secured a total of 586 new homes, of which 143 are affordable homes, to be provided by a registered housing provider.

- Number of s106 secured in financial year 2020 to 2021 – 32
- Related new homes – 586
- Related affordable homes – 143

3.9. The full list of s106 obligations secured in 2020 to 2021 is as follows.

Planning reference	Deed type and site address	Date of deed
DC/19/1952/FUL	Unilateral Undertaking The Grove, Beck Row.	13 May 2020
DC/18/2210/FUL	Unilateral Undertaking West of Fordham Road, Newmarket.	13 May 2020
DC/19/0479/FUL	S106 Agreement Land at Chivers Road, Haverhill.	2 July 2020
DC/18/1993/OUT	S106 Agreement Adj. to 1 St Johns Street, Beck Row.	7 July 2020
DC/20/0174/VAR	Deed of Variation Exning Road (Aldi), Newmarket.	9 July 2020
DC/19/0479/FUL	S106 Agreement 17-18 Cornhill, Bury St Edmunds.	28 July 2020
DC/20/0621/VAR	Deed of Variation Cemetery Road, Wickhambrook.	4 August 2020
DC/19/1711/OUT	S106 Agreement West of Three Counties Way, Three Counties Way, Withersfield.	11 August 2020
DC/19/1712/FUL	S106 Agreement 28-34 Risbygate Street, Bury St Edmunds.	17 August 2020
DC/19/2482/FUL	S106 Agreement Wamil Court, Wamil Way, Mildenhall.	25 August 2020
DC/17/1047/OUT	S106 Agreement Former Howard Community Primary School, St Olaves Road, Bury St Edmunds.	28 August 2020
DC/20/0891/FUL	Unilateral Undertaking Land at The Grove, Beck Row.	24 August 2020
DC/16/2063/FUL	Section 106 Agreement Hill Gallop West of Hamilton Road, Newmarket Racecourse, Newmarket.	22 September 2020
DC/13/0927/OUT	Deed of Variation Worlington Road, Sceptre Drive Mildenhall.	6 October 2020
DC/17/1087/OUT	S106 Agreement Former Stanton Community Primary School Bury Lane Stanton.	13 October 2020
DC/17/1721/FUL	Deed of Variation Cemetery Road Wickhambrook.	15 October 2020
F/2013/0061/HYB	Deed of Variation Kentford Lodge Bury Road Kentford.	22 October 2020
SE/00/2376/P	Deed of Variation The Jays Bury Road Sicklesmere.	22 October 2020
DC/18/1425/FUL	Unilateral Undertaking Woodyard, Stores Hill, Dalham.	5 October 2020

Planning reference	Deed type and site address	Date of deed
DC/20/1025/FUL	S106 Agreement The Police Station, Vicarage Road, Newmarket.	5 November 2020
DC/19/1405/OUT	S106 Agreement West of Kingshall Farmhouse, Kingshall Street, Rougham.	12 November 2020
DC/19/0505/FUL	Unilateral Undertaking Garage areas Pembroke Close, Mildenhall.	1 December 2020
DC/19/0506/FUL	Unilateral Undertaking Garage areas Newnham Close, Mildenhall.	1 December 2020
DC/19/0508/FUL	Unilateral Undertaking Garage areas Downing Close, Mildenhall.	1 December 2020
DC/19/0507/FUL	S106 Agreement Garage Areas Emmanuel Close, Mildenhall.	1 December 2020
DC/20/0606/FUL	S106 Agreement 28-34 Risbygate Street, Bury St Edmunds.	15 December 2020
DC/14/1751/OUT	S106 Agreement Hall Road and Mill Road, Kedington.	5 January 2021
DC/20/0873/VAR	Deed of Variation Land at Beeches Road, West Row.	14 January 2021
DC/20/0907/FUL	S106 Agreement Hardwick Industrial Estate, Laundry Lane, Bury St Edmunds.	14 January 2021
DC/18/0382/FUL	Unilateral Undertaking Cornhill Walk, Brentgoval, Street, Bury St Edmunds.	12 February 2021
DC/20/1720/VAR	Deed of Variation Kininvie Fordham Road, Newmarket.	18 March 2021
DC/20/2065/OUT	Unilateral Undertaking George Hill Nurseries, Barningham Road, Stanton.	18 March 2021

All s106 monies for 2020 to 2021

3.10. The following table provides an overview of all the s106 monies held by West Suffolk Council at the start of financial year 2020 to 2021, 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	2020 to 2021 opening balance	2020 to 2021 received	2020 to 2021 spent	Year-end balance
Affordable housing	£504,441	£133,591	£1,302	£636,730
Bury employment initiatives	£443,421		£417,557	£25,864
Community facilities	£225,451	£107,135	£197,769	£134,817
Health	£789,983	£160,343	£4,722	£945,604
Public open space	£1,019,027	£282,608	£183,592	£1,118,043
SCC street lamp	£1,529		£1,529	0
Adult training	£8,857		£8,857	0
Newmarket long stay car parks	£23,153			£23,153
Red Lodge environmental	£116,932			£116,932
Newmarket town centre	£131,664		£1,938	£129,726
Exning allotments	£47,846			£47,846
Warden at SSSI Red Lodge	£26,862		£6,620	£20,242
Economic development	£50,000			£50,000
Breckland SPA	£2,500			£2,500
Haverhill Cemetery	£10,000			£10,000
Commuted sums	£841,906	£697,709	£86,080	£1,453,535
New monitoring fee	£2,500	£34,470		£36,970
Totals	£4,246,072	£1,415,856	£909,966	£4,751,962