



South Cambridgeshire District Council
Infrastructure Funding Statement
2020/2021

The Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in South Cambridgeshire, and the subsequent use of those contributions by South Cambridgeshire Council. The report covers the financial year 1 April 2020 – 31 March 2021

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “section 106 agreements”, are a mechanism used by the Council to make a development proposal acceptable. They are focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

A planning obligation may only constitute a reason for granting planning permission if it is

- (i) necessary to make the development acceptable in planning terms (i.e. the basis for the request must be obligations to be articulated through the local, regional or national planning policies)
- (ii) directly related to the development (i.e. there must be a functional or geographical link between the development and the item being provided as part of the developer's contribution)
- (iii) fairly and reasonably related in scale and kind to the development (i.e. developers are only expected to pay for or contribute to the cost of all infrastructure provision proportionate to the impact of that development)

South Cambridgeshire District Council secures contributions in relation to infrastructure which it will deliver but also on behalf of third parties including Parish Councils and NHS England. This will typically comprise contributions towards children’s play equipment, community orchards, sports facilities, surgeries and village halls.

Cambridgeshire County Council secures contributions in relation to infrastructure including education, transport, highways, libraries and household recycling centres. Direct improvements and provision of new highway infrastructure may also be required from the planning permission which are not reported here.

The necessary information for the reporting year is contained within Appendix A, with Appendix B detailing the developments against which monies have been secured and Appendix C detailing the developments where contributions have been received.

During 2020/21 the Council through the use of s106 legal agreements:

- Secured over £1.1m of contributions
- Secured 284 new affordable homes
- Received over £1.7m of contributions

Appendix A: Infrastructure Funding Statement Regulatory Requirements (R121A)

Reporting requirement	Sum / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,131,469
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£1,793,180
3 (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;	£1,601,902
3 (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; (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	284 affordable dwellings N/a
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£578,945
3 (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);	£1,214,234
3 (g). in relation to monies (received under planning obligations) which were 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 allocated to each item;	£122,062.20 to be used towards delivering Affordable Housing £61,922.34 for the funding of community development workers at the development known as Marleigh £7,293.85 towards an extension to Harston Surgery £26,421.85 towards increasing GP services

	£46,682.24 towards the construction of a ramp on the Melbourn side of Meldreth Station
<p>3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p> <p>(i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p> <p>(ii) the amount of monies (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);</p> <p>(iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.</p>	<p>Affordable Housing £122,062.20 Education £538.94 Other £206,000.74 Transport and travel £349,265.26 Open space and leisure £603,733.91 Community facilities £467,712.35 Section 106 monitoring fees £10,151.71</p> <p>£0</p> <p>£30,000</p>
3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£0

Appendix B: Monies secured through section 106

Planning application number	Date permission granted	Date S106 Completed	Parish	Address	Clause Type	Clause Amount
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Community Facility	£5,020.16
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Public Open Space - Play Contribution	£17,232.17
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Public Open Space - Sports Contribution	£11,057.61
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Community Facility	£5,936.00
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Green Infrastructure Contribution	£1,600.00
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Public Open Space - Play Contribution	£19,244.40
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Public Open Space - Sports Contribution	£13,074.88
S/2184/16/OL	29-Jan-21	15-Jan-21	Hauxton	Former Waste Water Treatment for Cambridge Road	Community Facility	£22,522.88
S/2184/16/OL	29-Jan-21	15-Jan-21	Hauxton	Former Waste Water	Public Open Space - Sports	£49,609.92

				Treatment for Cambridge Road	Land Contribution	
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Community Chest Fund	£20,000.00
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Community Facility - Hinxton Village Hall Contribution	£568,284
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Waste Vehicle Contribution	£92,500.00
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Community Facility	£9,145.68
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Childrens Play Space Contribution	£27,808.16
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Green Infrastructure Contribution	£2,000.00
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Sports Contribution	£20,144.65
S/1887/18/OL	24-Jun-20	23-Jun-20	Steeple Morden	Land between 12 & 14 Station Road	Affordable Housing - Commuted Sum	£61,000

S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Community Facility	£10,133.60
S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Public Open Space - Children Play Space Contribution	£31,010.98
S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Public Open Space - Off-Site Sports Space	£22,320.69

Appendix C: Section 106 Monies received

Planning application number	Date S106 Completed	Parish	Address	Clause Type	Amount Received
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Community Facility	£72,530.82
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Art - Contribution	£20,171.37
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Open Space - Play Space Contribution	£40,342.73
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Open Space - Sports Contribution	£159,759.40
S/1959/16/FL	12-Apr-17	Balsham	7 High Street	Public Open Space - Sports Contribution	£37,818.71
S/1959/16/FL	12-Apr-17	Balsham	7 High Street	Community Facility	£12,593.02
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Community Facility	£19,460.98
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Public Open Space - Play Space Contribution	£60,157.76
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Public Open Space - Sports Contribution	£42,865.44
S/1606/16/OL	30-Nov-17	Cottenham	Land at Oakington Road	Community Facility	£139,771.24
S/2413/17/OL	09-Aug-17	Cottenham	Land at Rampton Road	Monitoring Contribution	£3,231.11

S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Air Quality Monitoring	£2,814.65
S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Award Drain	£9,210.64
S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Community Development Workers	£61,922.34
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Health Contribution	£7,293.85
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Public Open Space - Dovecote Field Contribution	£5,514.95
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Public Open Space - Sports Contribution	£24,835.31
S/3543/16/FL	25-Apr-18	Great Abington	Land to the south of Linton Road	Community Facility	£23,139.28
S/3543/16/FL	25-Apr-18	Great Abington	Land to the south of Linton Road	Public Open Space - Sports Contribution	£50,967.54
S/1694/16/OL	18-Oct-17	Hardwick	Land at Grace Crescent	Community Transport Contribution	£10,672.51
S/2308/06/O	12-Feb-10	Hauxton	The Former Bayer Cropscience Ltd Site	Bus Service	£291,910.51
S/2308/06/O	12-Feb-10	Hauxton	The Former Bayer Cropscience Ltd Site	Off-Site NEAP Commuted Sum	£22,358.88

S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Affordable Housing - Commuted Sum	£44,517.29
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Community Facility	£3,819.42
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Libraries and Lifelong Learning	£538.94
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Informal Open Space Contribution	£1,588.12
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Play Space Contribution	£2,715.81
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Sports Contribution	£8,414.70
S/2941/18/FL	06-Mar-19	Melbourn	Land North of Melbourn Science Park, Cambridge Road (Birchwood Fields)	Community Facility - Hub Contribution	£96,704.05
S/2941/18/FL	06-Mar-19	Melbourn	Land North of Melbourn Science Park, Cambridge Road (Birchwood Fields)	Meldreth Station Ramp Contribution	£46,682.24
S/3190/15/OL	24-Mar-17	Orwell	Land at Hurdleditch Road	Public Open Space - Sports Contribution	£55,512.15
S/2224/16/OL	22-May-17	Shingay-cum- Wendy	Monkfield Nutrition High Street	Affordable Housing - Commuted Sum	£77,544.91

S/1329/13/FL	01-Apr-15	Swavesey	Land Rear of Cygnus Business Park, Middlewatch	Community Facility	£8,134.51
S/0875/15/OL	19-Feb-16	Swavesey	Land Rear of 18 Boxworth End	Community Facility	£16,103.52
S/1329/13/FL	01-Apr-15	Swavesey	Land Rear of Cygnus Business Park, Middlewatch	Public Open Space - Contribution	£45,253.71
S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Community Facility	£37,636.80
S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Health Contribution	£26,421.85
S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Public Open Space Contribution	£83,447.41