



East
Cambridgeshire
District Council
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East Cambridgeshire District Council Annual Infrastructure Funding Statement For Community Infrastructure Levy and Section 106

Reporting Period:
From 01 April 2019 to 31 March 2020

Introduction

Local Authorities are now required under amendments to regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce an Infrastructure Funding Statement annually that sets out details about planning obligation receipts and anticipated expenditure. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report required to be published by 31 December each year, which provides a summary of the financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) within East Cambridgeshire District Council for a given financial year.
- 1.2 It also includes a statement of infrastructure projects that East Cambridgeshire District Council intends to be, or may be, wholly or partly funded by CIL,

Developer Contributions

Section 106 Planning Obligations

- 1.3 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 1.4 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 1.5 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

Community infrastructure Levy (CIL)

- 1.6 In contrast to S106 obligations, CIL is intended to fund more generalised infrastructure requirements across the District in order to support new development. It is a mechanism to secure financial contributions from developers on certain viable developments. CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.
- 1.7 CIL rates must be set out via a published charging schedule. The Council's charging schedule was adopted in February 2013; most recently amended in January 2020. Further information can be found on the following webpage: <https://www.eastcambs.gov.uk/planning/calculating-and-paying-cil>

Section 278 Highway Agreements

- 1.8 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to ensure that the road networks are able to cope with new development. These obligations are dealt with and reported by Cambridgeshire County Council. The Council will look at the possibility of including information for S278 agreements within future versions of the IFS.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £2,089,740.59.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £2,085,926.75. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £3,813.84 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £4,953,222.40.

- c) The amount of CIL collected prior to the reported period totals £8,910,180.38. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£8,910,180.38	£0.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £7,170,457.56 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£150,000.00
Neighbourhood CIL	£628,031.01
CIL Land Payments	£0.00
Other CIL Cash	£3,248,932.28
Total Value	£4,026,963.29

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£150,000.00	£150,000.00	£0.00
Neighbourhood CIL	£628,031.01	£628,031.01	£0.00
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£3,051,344.51	£3,051,344.51	£0.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
New Littleport Secondary	31 March 2020	£594,349.09	*Includes Third Party spending
District Leisure Centre	31 March 2020	£1,832,441.43	*Includes Third Party spending
Burwell PC Rec Ground Improvement Project	18 June 2019 to 26 November 2019	£197,587.77	*Includes Third Party spending
Ely Museum Redevelopment project	15 May 2019	£165,000.00	*Includes Third Party spending
The Mill Project Soham	31 March 2020	£280,000.00	*Includes Third Party spending
Ely Southern Bypass	31 March 2020	£179,553.99	*Includes Third Party spending

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
-	0.00	0.00	-

iii) The amount of CIL collected towards administration expenses is £247,661.12. This was 5% of the total CIL receipts collected (£4,953,222.40) in the reported period.

East Cambridgeshire District Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £150,000.00. This was 3.03% of the total CIL collected within the reported year.

h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
-	0.00	0.00	-

i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Zone	Date	Amount Passed
Burrough Green	19 April 2019	£4,402.83
Burrough Green	22 October 2019	£1,043.70
Burwell	19 April 2019	£28,310.17

Zone	Date	Amount Passed
Burwell	22 October 2019	£1,983.96
Cheveley	19 April 2019	£5,120.65
Cheveley	22 October 2019	£12,833.18
Dullingham	22 October 2019	£3,215.02
Ely	19 April 2019	£51,421.93
Ely	22 October 2019	£191,556.44
Fordham	19 April 2019	£2,590.12
Fordham	22 October 2019	£15,669.39
Haddenham	19 April 2019	£3,851.25
Haddenham	22 October 2019	£4,092.51
Isleham	19 April 2019	£15,786.48
Isleham	22 October 2019	£10,175.79
Kirtling	19 April 2019	£9,726.16
Kirtling	22 October 2019	£8,823.34
Little Downham	19 April 2019	£1,814.39
Little Downham	22 October 2019	£3,661.15
Little Thetford	19 April 2019	£31,512.59
Little Thetford	22 October 2019	£1,162.50
Littleport	19 April 2019	£150.00
Littleport	22 October 2019	£8,119.04
Mepal	19 April 2019	£6,356.33
Mepal	22 October 2019	£4,441.45
Soham	19 April 2019	£10,720.05
Soham	22 October 2019	£4,417.53
Stretham	19 April 2019	£18,213.43
Stretham	22 October 2019	£19,245.40
Sutton	22 October 2019	£24,291.97
Swaffham Bulbeck	19 April 2019	£6,194.54
Swaffham Prior	19 April 2019	£428.13
Wicken	19 April 2019	£1,985.12
Wicken	22 October 2019	£7,033.35
Wilburton	19 April 2019	£5,629.77
Wilburton	22 October 2019	£5,207.55
Witcham	19 April 2019	£4,480.38
Witcham	22 October 2019	£2,055.33
Witchford	19 April 2019	£40,205.84
Witchford	22 October 2019	£43,736.08
Woodditton	19 April 2019	£1,591.54
Woodditton	22 October 2019	£4,774.63

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
-	0.00	-	-

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date
Burwell PC Rec Ground Improvement Project	£37,097.50	18 June 2019
Burwell PC Rec Ground Improvement Project	£79,045.00	09 July 2019
Burwell PC Rec Ground Improvement Project	£48,922.50	09 July 2019
Burwell PC Rec Ground Improvement Project	£32,522.77	26 November 2019
The Mill Project Soham	£280,000.00	31 March 2020
New Littleport Secondary	£594,349.09	31 March 2020
Ely Museum Redevelopment project	£165,000.00	15 May 2019

j) i) The total collected by East Cambridgeshire District Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
-	-	0.00	-

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
-	0.00	-	-

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
-	-	0.00	-

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description

k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
-	0.00

ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
-	0.00

l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £669,558.86.

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 February 2013 to the end of the reported year that had not been spent is £2,263,056.53.

iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

iv) The amount of CIL collected from 01 February 2013 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

EAST CAMBRIDGESHIRE DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY

INFRASTRUCTURE LIST

The East Cambridgeshire District Council Infrastructure List is set out below (As approved by Council in October 2019).

This list is in no particular order and no priorities have been identified.

Littleport Schools
District Leisure Centre
Soham Railway Station
Ely Southern Bypass
Health Facilities Serving North Ely Development
A142/Witchford Road Roundabout
Children's Centre Serving North Ely Development
Ely Country Park Expansion
Staploe Medical Centre
Ely Commuter Car Park
Wicken-Soham-Ely Cycle Path
Witchford Household Recycling Centre
Burwell Parish Council Recreation Ground Improvement Project
Ely Museum Redevelopment
The Mill Project- Soham
Sutton GP Surgery Extension
Stretham GP Surgery
Soham Village College
Libraries Serving Kennett Development
Traffic Calming Serving Kennett Development
B1056 Crossroads
Village Green Serving Kennett Development

Section 106 Matters

All figures here relate to the monies received and spent by East Cambridgeshire District Council. In some instances, contributions/provisions are obligations to external bodies including Cambridgeshire County Council (CCC). CCC will be producing its own Infrastructure Funding Statement (IFS).

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

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £2,022,978.08. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £197,803.99.
- c) The total amount of money received prior to the reported year that has not been allocated is £1,541,069.11.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
 - i) 165 dwellings were granted permission on FUL and RMM applications in 2019/20.
 - ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
-	-

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places	Funding Source
-	-	-

Education items will be reported in the Cambridgeshire County Council report.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Signed	Planning Application
Development Restriction/	18/04/2019	18/00853/OUT
Development Restriction/	18/04/2019	18/00853/OUT
Discharge of Covenants/	18/04/2019	18/00853/OUT
Discharge of Covenants/	18/04/2019	18/00853/OUT
Variation or Supplement/	30/04/2019	16/01772/FUM
Other/ECDC	02/07/2019	19/00340/FUL
Other/ECDC	02/07/2019	19/00340/FUL
Other/ECDC	04/06/2019	16/01804/FUM
Affordable Housing Provision/	04/06/2019	16/01804/FUM

Self build provision/ECDC	23/04/2019	18/00820/OUM
Self build provision/ECDC	23/04/2019	18/00820/OUM
Public Open Space Provision/	23/04/2019	18/00820/OUM
Affordable Housing Provision/	23/04/2019	18/00820/OUM
Other/ECDC	24/07/2019	16/01166/OUM
Affordable Housing Provision/	24/07/2019	16/01166/OUM
Allotments/ECDC	24/07/2019	16/01166/OUM
Landscaping Contribution/	24/07/2019	16/01166/OUM
SPD Open Space Contribution/	24/07/2019	16/01166/OUM
SPD SAM buffer contribution/ECDC	24/07/2019	16/01166/OUM
Other/ECDC	28/11/2019	18/00579/ESF
Other/ECDC	28/10/2019	18/01338/FUL
Occupation Restriction/	28/10/2019	18/01338/FUL
Affordable Housing Provision/	18/11/2019	18/01433/FUM
Self build provision/ECDC	30/10/2019	15/01175/OUM
Public Open Space Contribution/	30/10/2019	15/01175/OUM
Affordable Housing Provision/	28/10/2019	18/00393/OUM
Self build provision/ECDC	28/10/2019	18/00393/OUM
Off site SUDS maintenance contribution/ECDC	28/10/2019	18/00393/OUM
Other/ECDC	28/10/2019	18/00393/OUM
Affordable Housing Provision/	19/12/2019	19/00180/OUM
Affordable Housing Provision/	30/04/2019	19/00239/VARM
Other/ECDC	28/01/2020	18/01435/OUM
Affordable Housing Provision/	28/01/2020	18/01435/OUM
Footway Provision/	28/01/2020	18/01435/OUM
Public Open Space Provision/	28/01/2020	18/01435/OUM
Affordable Housing Provision/	31/01/2020	17/00757/ESO
Self build provision/ECDC	31/01/2020	17/00757/ESO
Public Open Space Provision/	06/02/2020	18/01821/FUM
Affordable Housing Provision/	06/02/2020	18/01821/FUM
Affordable Housing Provision/	24/02/2020	18/00059/FUM
Other/ECDC	17/03/2020	19/00371/FUL
Wheeled bin waste contribution/ECDC	08/04/2019	17/00880/OUM
Affordable Housing Provision/	19/03/2020	13/01165/OUM

- e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £16,466.93. Of this amount £0.00 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £294,281.32. Of this amount £0.00 was spent by a third party on behalf of East Cambridgeshire District Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Unspent
Bus Services Contribution	£12,500	£12,500
Waste Bins	£1,017.28	£1,017.28

- h) In relation to money which was spent by East Cambridgeshire 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	Spent
Local Project Sutton Public Open Space	£765.00
Local Project Burwell Community Infrastructure	£7,707.90
Local Project Mepal Community Infrastructure	£0.11
Local Project Lode Community Infrastructure	£1,202.05
Country Park	£9,054.73
Strategic Public Open Space	£36,781.23
Strategic Community Infrastructure	£52,847.30
Public Open Space Maintenance	£120,414.53
Littleport Local TCI	£3,112.64
POS Maintenance Trees	£45,928.90
Employment	£15,134.53
Leisure	£1,332.40

- ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
-	-	-	-

- iii) 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 was £0.00.

- i) The total amount of money retained at the end of the reported year is £2,325,806.04. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£0.00
Total allocated towards maintenance	£0.00
Total spent on maintenance	£0.00