



Norfolk County Council

Infrastructure Funding Statement Report

2019/20

Contents

1.0 Introduction	1
2.0 S106 Planning Obligations.....	2
3.0 Community Infrastructure Levy	3
4.0 S106 Contributions	5
5.0 S106 Projects Delivered	6
6.0 Section 278 and Section 38 Agreements.....	7
7.0 Future Funding Priorities.....	8

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1.0 Introduction

1.1. Policy Context

Amendments to the Community Infrastructure Levy Regulations (2010), came into force in September 2019. Schedule 2, of the amendments, requires local authorities to publish an annual Infrastructure Funding Statement (IFS).

1.2. Infrastructure Funding Statement

The County Council's IFS consists of this IFS report and three spreadsheets (CSV files) published on the [County Council's website](#) these spreadsheets are:

- Developer agreements – sets out the developer agreements signed by the County Council in the last year;
- Developer agreement contributions – sets out the value of the signed developer agreements in the last year; and
- Developer agreement transactions – sets out the amount of income and expenditure by the County Council in the last year (reporting on developer agreements signed in previous years).

This IFS Report sets out the income and expenditure relating to Section 106 (S106), Section 278 (S278) and Section 38 (S38) agreements over the last financial year (1 April 2019 to 31 March 2020).

1.3. Definitions

Secured - The trigger clause(s) associated with the contribution, as set out in the developer agreement, have been met meaning the developer is required to pay all or part of the contribution.

Received - Contributions received in the form of non-monetary or monetary contributions that have been transferred from the developer to the County Council.

Allocated – Contributions received that have been allocated to specific projects. Any payment received is automatically allocated as the developer agreement sets out what the money will be spent on.

Spent – Monetary or non-monetary contributions that have been spent.

2019/20 - Refers to the financial year 01/04/2019 – 31/03/2020.

2.0 S106 Planning Obligations

2.1. What are S106 Planning Obligations?

S106 Planning Obligations are legal agreements (S106 agreements) that secure S106 contributions, signed between planning authorities and developers to mitigate the impact of new developments in the local authority locality. The County Council's [Planning Obligation Standards](#) sets out what obligations are likely to be sought for housing developments.

Across Norfolk S106 agreements and the Community Infrastructure Levy (CIL) are implemented by local planning authorities (LPAs). The following LPAs use S106 agreements to secure developer funding:

- Breckland District Council;
- Great Yarmouth Borough Council;
- North Norfolk District Council.

These districts are also displayed in figure 1 (page 4).

2.2. The County Council is responsible for ensuring infrastructure provision across Norfolk for its services. The County Council seeks contributions from new developments that would have an impact on the following services:

- Adult care services
- Education (including Early years education)
- Green infrastructure
- Libraries
- Highways
- Waste disposal
- Youth services
- Travel plans

S106 contributions, for any of the above, can be in the form of financial contributions, works, on-site provision or land required for County Council infrastructure.

Monitoring fees are also sought to cover the cost of monitoring the S106 agreements.

2.3. Non-financial contributions

The County Council may also secure non-financial contributions, in the form of land transfers to deliver required infrastructure, for example, land for a new school.

3.0 Community Infrastructure Levy

3.1. What is the Community Infrastructure Levy?

CIL is a mechanism to secure financial contributions from developments. CIL is spent on infrastructure to support planned growth. Figure 1 (page 4) displays the LPAs that have adopted CIL.

The County Council responds to CIL planning applications and receives CIL funding, but the County Council is not required to report on CIL expenditure as it is not a CIL charging authority.

3.2. Greater Norwich

The Greater Norwich authorities of Broadland District Council (CIL adopted in 2013), Norwich City Council (CIL adopted in 2013) and South Norfolk Council (CIL adopted in 2014), work together with Norfolk County Council to produce a joint local plan (currently under review). CIL contributions from the three collecting authorities (after deductions are taken for neighbourhood CIL and administration) is pooled into the Infrastructure Investment Fund. The fund is reallocated by the Greater Norwich Growth Board (GNGB) to infrastructure projects based on their strategic need. This partnership approach proactively addresses issues that often arise when working within a single authority boundary, instead the pooled CIL is reallocated to the wider Greater Norwich area.

The GNGB report their CIL income and allocations within each [Annual Monitoring Report](#), in addition they prepare an annual [Joint Five-Year Infrastructure Investment Plan](#). This Plan confirms the funding priorities for Education, Green Infrastructure, Transport and Communities (which includes Sports facilities) within the Greater Norwich area.

3.3. The Borough Council of King's Lynn and West Norfolk

The Borough Council of King's Lynn and West Norfolk (BCKLWN) adopted CIL in 2017. The CIL funds received contribute towards funding improvement to infrastructure (facilities and services) in BCKLWN.

It should be noted that S106 agreements can be entered into in the CIL Charging Authorities at the discretion of the LPA.

3.0 Community Infrastructure Levy

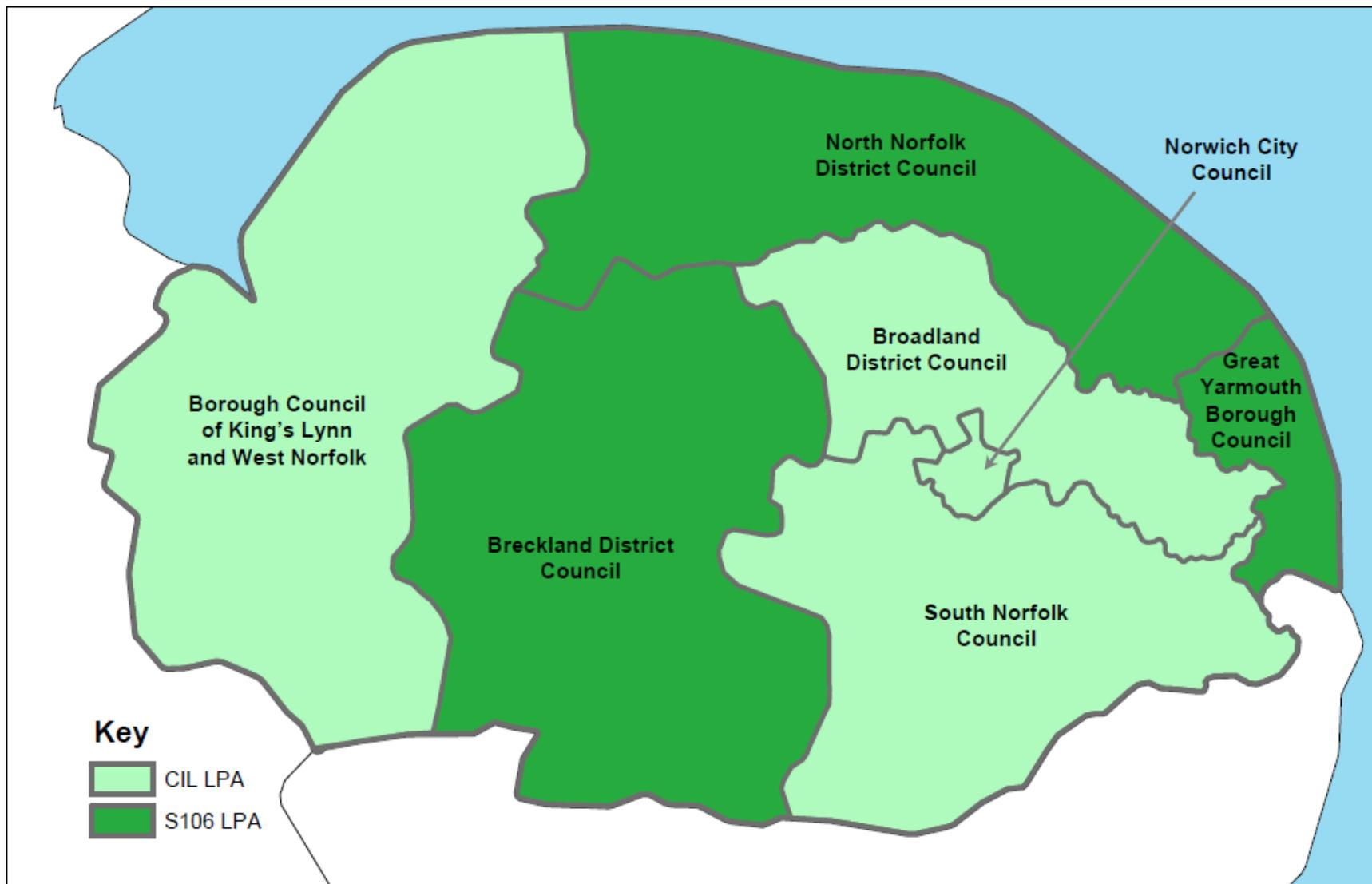


Figure 1: Map of the CIL and S106 Local Planning Authorities in Norfolk
Image Source: Author

4.0 S106 Contributions

4.1. Signed S106 Agreements

In 2019/20 17 S106 agreements¹ were signed. These S106 agreements are worth over £35 million in S106 contributions. These S106 contributions have not yet been paid to the County Council and will be calculated and invoiced at the appropriate trigger points (i.e. based on complete/occupied dwellings).

The Attleborough Strategic Urban Extension (SUE) S106 agreement was signed in 2019/20 this S106 agreement has secured over £28.5 million in S106 contributions (80 percent of the total amount of the S106 agreements signed in 2019/20). This site has planning permission to deliver 4,000 new dwellings.

4.2. S106 Contributions Secured

In 2019/20 over £8.1 million was secured² from Education, Library and Monitoring Fee S106 contributions (data not available for other County Council services).

4.3. S106 Contributions Received and Allocated

In 2019/20 £8.8 million was received and allocated³ from Education, Library and Monitoring Fee S106 contributions (data not available for other County Council services).

4.4. S106 Contributions Spent

Table 1 displays the amount of S106 monies spent⁴ by each County Council service in 2019/20 and the number of projects which were funded. In 2019/20 over £7.2 million in S106 contributions were spent and 52 projects were funded.

Table 1: Contributions Spent 2019/20

Service	Number of Projects	Total Spend
Early Education	0	n/a
Education Primary	7	£3,012,344.00
Education Secondary	2	£2,905,858.00
Libraries	33	£90,342.38
Monitoring Fees	n/a	£3,900
Green Infrastructure	Data not available	Data not available
Highways	5	£1,224,559.11
Public Transport	7	£106,787
Total	54	£7,343,790.49

4.5. Non-monetary Agreements 2019/20

- 2.8ha of land was agreed to be transferred to the County Council, in the Attleborough SUE S106 agreement, for two new primary schools and their possible extensions.
- 1708.81m² of land was agreed to be transferred to the County Council for a roundabout scheme in the Hingham Road/ Attleborough Road, Great Ellingham S106 agreement.

¹ See [Developer Agreement](#) and [Development Agreement Contributions](#) spreadsheets for more detail.

² See [Developer Agreement Transactions spreadsheet](#) for more detail.

³ See [Developer Agreement Transactions spreadsheet](#) for more detail.

⁴ See [Developer Agreement Transactions spreadsheet](#) for more detail on the spend for education and monitoring fee developer contributions.

5.0 S106 Projects Delivered

The following projects are examples or some of the projects completed in the last financial year. The majority of the S106 funding for these projects was received in previous years.

5.1. Education Project

Table 2: Education Project Delivered in 2019/20

Local authority area	Broadland
Location	White House Farm, Sprowston
Project description	New 2FE 420 place primary school in new housing development.
Date opened	September 2019
Total cost	£6.8 million
S106 contribution	£5.7 million
Additional funding sources	£1.1 million



5.2. Highways Project

Table 3: Highways Project Delivered in 2019/20

Local authority area	South Norfolk District Council
Location	Longwater Retail Park
Project description	Additional carriageway lane
Date opened	November 2019*
Total cost	£4.6 million
S106 contribution	£4.6 million
Additional funding sources	£1.1 million (S106 money held by South Norfolk District Council)

**still some outstanding tree planting which has to be completed at the correct time of year*

6.0 Section 278 and Section 38 Agreements

6.1. S278 and Section 38 Agreements

The County Council enters into S278 and S38 agreements, under the Highways Act 1980. Section 278 agreements allow developers to enter into legal agreements to make alterations or improvements to the public highway. Section 38 agreements are used when a developer proposes to construct a new road that may be offered to the County Council (as the Highway Authority) for adoption as a public highway.

6.2. Section 278

- 21 S278 agreements were agreed in 2019/20.

6.3. Section 38 agreements

- Data not available.

7.0 Future Funding Priorities

7.1. Education

In response to the increased housing around the County and the subsequent growth in pupil numbers, Norfolk County Council publishes an annual [Schools' Local Growth and Investment Plan](#) (SLGIP). This sets out the strategic direction of pupil place supply for those areas of the County where pupil numbers are expected to increase in the next 5-10 years. The Plan links to the schools' capital programme and will look to expand existing schools and commission new schools on major housing sites across the County in order to accommodate the children generated by the increased housing.

7.2. Norfolk Strategic Infrastructure Delivery Plan

The County Council's future funding priorities are included within [Norfolk Strategic Infrastructure Delivery Plan \(NSIDP\) 2019](#). This document is compiled by the County Council in collaboration with all local authorities in the County and key infrastructure providers other key stakeholders, and the New Anglia Local Enterprise Partnership.

Norfolk County Council exists to represent and serve the people of Norfolk; to contribute to the County's growth and prosperity and make Norfolk a great place to live and work.

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