

Peterborough City Council Infrastructure Funding Statement 2020/21. Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) and the Community Infrastructure Levy (CIL) for Peterborough City Council for a given financial year.

Peterborough City Council has been required to produce an Infrastructure Funding Statement as a result of recent changes to government legislation. This is PCC's second Infrastructure Funding Statement.

The income from CIL and S106 Contributions (which are also known as 'planning obligations' or 'developer contributions') is used to help fund supporting infrastructure whilst also contributing to opportunities for employment growth and the provision of affordable housing.

Sections 2 and 3 of this IFS presents PCC's collection and spending of S106 and CIL income in the financial year 2020/21.

Section 4 sets out planned CIL and S106 expenditure for the next reporting period 2021/22.

Key Facts

Community Infrastructure Levy

£2,828,223 CIL was received in 2020/21. This is the highest annual amount of CIL that has been collected since PCC adopted CIL in April 2015.

Year	CIL Received
2015/16	£0.00
2016/17	£417,067
2017/18	£496,541
2018/19	£701,273
2019/20	£1,699,032
2020/21	£2,828,223

In 2020/21 £716,484 CIL was allocated to a range of projects across the following categories:

- Strategic CIL
- The Neighbourhood Portion of CIL to Parish Councils
- Neighbourhood Portion of CIL retained by PCC
- Administration Costs

Section 106

£3,497,245 S106 Contributions were received by PCC in 2020/21

Year	S106 Received
2015/16	£5,357,464
2016/17	£6,584,886
2017/18	£2,164,775
2018/19	£2,974,451
2019/20	£4,265,369
2020/21	£3,497,245

£765,235 was spent during the reporting period. The spending of these contributions either funded part of a project or a whole project.

Section 106 Agreements & the Community Infrastructure Levy

Section 106 Agreements (also known as Planning Obligations) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

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.

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.

The Community Infrastructure Levy (CIL) contributes to the funding of strategic infrastructure requirements across the District in order to support new development. It secures financial contributions from developers and can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

CIL Rates must be set out via a published charging schedule. PCC's charging schedule was adopted in April 2015. Further information can be found on the following Council webpage: <https://www.peterborough.gov.uk/council/planning-and-development/planning-and-building/community-infrastructure-levy>

2020/21 CIL spending

The CIL regulations (121(A)(1)(a)) require the Council to publish *"a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL"*

The following provides such a statement.

The Council intends to spend CIL funds on necessary infrastructure to support growth within its administrative area, and on the following types of infrastructure:

- Strategic or City-wide transport infrastructure
- Education facilities
- Health facilities
- Open space and green infrastructure
- Community and leisure facilities (indoor sports and recreation facilities, and library, museum and lifelong learning facilities.)
- Waste management facilities

Spend in any one year may not be on all of the above items, and the council is not limited to spend only on one or more of the above items.

For the avoidance of doubt, because a type of infrastructure is listed above, it does NOT mean that type of infrastructure will be excluded from potential S106 agreements, or other legal agreements, which, collectively, make sure individual development proposals are suitable, deliverable and sustainable.

For more details on the council's policy on developer contributions, as a whole, in terms of what contributions are sought and for what purpose, then please refer to the council's Developer Contributions SPD (July 2019), available on our website.

2. Community Infrastructure Levy - Collection & Expenditure

2.1 CIL Income

PCC CIL Income for 2020/21 was £2,828,223, please refer to the table below for details of the developments that provided the funds.

Payments were received in accordance with PCC's CIL Instalment Policy which allows CIL sums in excess of £75,000 to be paid over a period of time which can assist the viability and deliverability of a development by taking account of financial restrictions and cash flow throughout the phases of the development. Each instalment that has been received is included in the table.

Planning Reference	Development Address	Amount Received
15/00616/FUL	20 - 22 Fitzwilliam Street Peterborough PE1 2RX	£680.25
15/01757/FUL	12 Stone Lane Millfield PE1 3BN	£1,665.00
17/02464/FUL	Land At Guilsborough Road Eye Green	£37,564.89
17/00370/FUL	Land Between 62 And 86 St Pauls Road Peterborough	£6,938.69
17/02429/FUL	Former Depot Church Road Wittering	£78,759.46
16/00890/FUL	Unit K Brotherhood Shopping Park Brotherhood Close Walton Peterborough PE4 6ZR	£29,400.00
18/00411/FUL	3 McIntyre Court Peterborough PE1 4RZ	£11,064.86
16/01162/FUL	Land at Moores Lane Eye	£8,000.00
16/01162/FUL	Land at Moores Lane Eye	£4,000.00
18/02040/FUL	Land At Maskew Retail Park Maskew Avenue Peterborough	£267,312.22
16/00671/FUL	3 - 7 Oxford Road Millfield PE1 3BL	£6,525.00
17/00768/FUL	48 Jubilee Street Woodston Peterborough PE2 9PH	£41,899.00
18/01736/REM	Land To The South Of Tranche VG9 (Hampton Heights) County Road Hampton Vale	£671,008.40
16/00789/FUL	46 Church Street Werrington PE4 6QE	£34,266.72
18/02197/FUL	3 Church Lane, Helpston	£31,190.47
18/00377/REM	Land to the West Uffington Rd Barnack	£188,241.64
17/02464/FUL	Land At Guilsborough Road Eye Green	£22,282.44
18/01698/FUL	Land To The South Of Peterborough Garden Park	£85,885.71
18/01736/REM	Land To The South Of Tranche VG9 (Hampton Heights) County Road Hampton Vale	£671,008.40
18/01251/REM	Land Off Sandpit Road, Thorney	£223,097.05
18/01474/FUL	405 Oundle Road Peterborough PE2 7DA	£23,870.27
17/02429/FUL	Former Depot Church Road Wittering	£39,379.73
18/02197/FUL	3 Church Lane, Helpston	£31,190.48
16/01361/FUL	Land to the South of Lawrence Rd Wittering	£312,992.71

2.2 CIL Expenditure

The table below identifies all expenditure of CIL funds in 2020/21

Strategic CIL	£150,839.20
Parish Councils 15% or 25%	£218,757.79
PCC Community Capacity 15%	£205,475.72
CIL Administration	£141,411.17

Strategic CIL

£150,839.20 of Strategic CIL was allocated. The Strategic Portion of CIL receipts is spent by the Council in order to provide the strategic infrastructure required to assist in the delivery of Peterborough's growth. Please refer to the table below for details of the projects funded

Strategic CIL projects funded 2020/21

Transport & Communications	Green Wheel	£41,777.56
Transport & Communications	Aldi / Eye Roundabout Sequencing Works and Totem Installation	£23,824.32
Environment	PIP Future Car Park Project Environment	£25,000
Children's Services	Barnack Primary School	£60,237.32

CIL Neighbourhood Portion

PCC is required to transfer a proportion of CIL receipts to Parish Councils. Where the Parish Council has adopted a Neighbourhood Plan the proportion is 25%, otherwise it is 15%.

£218,757.79 was transferred to Parish Councils in 2020/21, please refer to the table below for details.

Parish Council	Neighbourhood CIL Received
Eye	£23,659.96
Wittering	£64,669.79
Orton Longueville	£3,580.54
Hampton	£55,789.55
Barnack	£28,236.25
Helpston	£9,357.14
Thorney	£33,464.56

Parish Councils can spend the Neighbourhood Portion of CIL on a wide range of projects, provided that it meets the requirement to 'support the development of the area' as set out in the CIL Regulations. Parish Councils who receive CIL funds must publish an annual report detailing receipts and expenditure on their website or on PCC's website if the Parish Council does not have a website.

In areas where there is not a Parish Council, PCC retain the Neighbourhood Portion and will engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding.

The Neighbourhood Portion of CIL that was retained by PCC in 2020/21 was £205,475.22

CIL Administration

5% of total CIL receipts totalling £141,411.17 was allocated to cover administrative costs.

3. Section 106 Agreements - Collection & Expenditure

3.1 S106 Income PCC S106 Income for 2020/21 was £3,497,244, please refer to the table below for details of the developments that provided the funds.

Also, 132 Affordable Dwellings were delivered via S106 Agreements in 2020/21.

Amount Received	Contribution	Planning Reference
£17,421.59	Education	06/01051/FUL
£492,847.93	Education	15/01771/WCPP
£434,477.13	Education	16/02419/OUT
£23,142.45	H&ASC	15/01771/WCPP
£1,832,103.32	Transport & Communications	15/01672/WCPP
£25,000.00	Transport & Communications	16/00556/OUT
£155,958.51	Transport & Communications	15/01771/WCPP
£70,602.82	Transport & Communications	15/01672/WCPP
£6,000.00	Transport & Communications	18/01698/FUL
£205,795.37	Transport & Communications	14/00536/OUT
£10,092.05	Environment	13/00285/OUT
£2,696.21	Environment	06/01051/FUL
£1,557.22	Environment	08/01365/FUL
£23,303.13	Environment	15/01771/WCPP
£30,000.00	Environment	18/01698/FUL
£2,710.06	Environment	06/01051/FUL
£34,335.00	Environment	14/00536/OUT
£9,031.58	Community & Leisure	14/02012/FUL
£50,000.00	Community & Leisure	16/02419/OUT

£34,335.00	Community & Leisure	14/00536/OUT
£35,835.62	POIS	10/00508/FUL

3.2 S106 Expenditure

£765,234.79 was spent during the reporting period. These contributions either fund part of a project or a whole project.

Funding included contributions for the following projects:

£448,228 Improvements to Green Wheel
£6,954 Landscape Improvements Scheme at London Road
£10,000 Improvements at Paston Health Centre
£53,000 Improvements at Stanley Park
£48,963 Improvements to Fernie Road, Newborough play area
£6,000 Footpath link from J8 roundabout to new supermarket development

Community Leadership Fund

Each of Peterborough City Council's 60 Councillors are allocated £1,000 Community Leadership Funds from S106 receipts each year.

The purpose of the Community Leadership Fund is to enable elected members to support capital projects that will have positive impacts in their wards.

£60,000 Community Leadership Fund was allocated in 2020/21, for a breakdown of all CLF spends for 2020/21 follow the link below

<https://www.peterborough.gov.uk/council/councillors/community-leadership-fund>

3.3 S106 Agreements signed

PCC entered the following S106 Agreements and Variations during the reporting period:

Planning reference	Development Address
18/00080/FUL	Land at Red Brick Farm, Edgerly Drain Road, Fengate, Peterborough
20/01142/FUL	Plot 302 Alwalton Hill, East of Alwalton Hill, Peterborough
20/01044/R4FUL	Land at Bishops Road, Eatgate, Peterborough
18/01698/FUL	Land to the South of Peterborough Garden Park, Eye Road, Dogsthorpe, Peterborough
19/01828/FUL	Plot 113 Forli Strada, Alwalton Hill, Peterborough
09/01368/OUT	Deed of Variation Land to the North of Norman Cross, East of the A1M and West of London Road
16/01361/FUL	Deed of Variation Lawrence Road, Wittering
14/02167/OUT	Deed of Variation Great Northern Railway Hotel, Station Road, Peterborough

The amount of contributions to be provided from these agreements total £632,000. Indexation will be applied at the point of payment.

In addition to the financial contributions the Agreements have also secured the provision of Affordable Housing and Open Space.

The S106 Agreements and other relevant documents from all planning applications can be viewed at:

<https://www.peterborough.gov.uk/council/planning-and-development/planning-and-building/search-applications>

3.4 S106 Allocations

£13,733,473 of S106 funds were available to be allocated by PCC at the close of the 2020/21 reporting period. Please refer to the table below. This sum includes S106 sums which have, or will be, passed to an internal team to fund a specific infrastructure project or infrastructure type. It also includes sums which will be passed to an external organisation, but which are yet to be transferred.

Infrastructure Type	Available to Allocate
Education & Learning	£2,731,413
Community & Leisure	£1,162,915
Transport & Communications	£5,785,965
Environment	£339,817
Emergency Services	£0.00
Health & Adult Social Care	£314,289
POIS	£2,336,452
Housing	£1,062,622

The allocation of any S106 contribution requires the proposed project to meet the definitions contained in the S106 Agreement for each development.

This funding is allocated towards infrastructure projects which may be:

- dependent on the delivery of cumulative housing sites to trigger demand; -
- dependent on other funding mechanisms to support delivery;
- dependent on other processes to complete prior to project delivery, for example the transfer of land;
- large single projects for which delivery is already underway but for which funding has not yet been drawn down.

Prior to the adoption of CIL PCC collected POIS (Planning Obligations Implementation Scheme) which is a tariff style S106 contribution. POIS is allocated to a mix of Strategic and Neighbourhood pots in accordance with the table below.

Infrastructure Type	Strategic Pool	Neighbourhood Pool
Education & Learning	20%	20%
Community & Leisure	5%	5%
Transport & Communications	25%	5%
Environment	5%	5%
Emergency Services	5%	0%
Health & Adult Social Care	0%	5%
Total	60%	40%

4. Planned Expenditure 2021/22

This section sets out how the spending of CIL and S106 income will be prioritised over the next reporting period.

The amount and timing of CIL funding is dependent on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development.

S106 funding must be spent in accordance with the terms of the legal agreement and is usually required to be spent within a specific period of time. S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.

Strategic CIL

CIL is no longer restricted to strategic infrastructure projects identified in the Regulation 123 List. This IFS effectively replaces the Regulation 123 List. CIL will be allocated on an annual basis to support the delivery of strategic infrastructure projects in line with the PCC's capital programme. See section 1 for further details on the types of infrastructure CIL funds will be spent on.

Neighbourhood CIL

In accordance with the CIL Regulations PCC will continue to transfer a proportion of CIL receipts to Parish Councils. Where the Parish Council has adopted a Neighbourhood Plan the proportion is 25%, otherwise it is 15%.

In areas where there is not a Parish Council PCC retain the Neighbourhood Portion and will engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding.