

## **Peterborough City Council Infrastructure Funding Statement 2021/22**

### **1. 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 third 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 2021/22.

Section 4 sets out planned CIL and S106 expenditure for the next reporting period 2022/23.

### **Key Facts**

#### **Community Infrastructure Levy (CIL)**

£1,601,563 CIL was received in 2021/22.

<b>Year</b>	<b>CIL Received</b>
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
2021/22	£1,601,563

In 2021/22 £1,960,753.52 CIL was allocated to a range of projects across the following categories:

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

## Section 106

£2,857,112 S106 Contributions were received by PCC in 2021/22

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
2021/22	£2,857,112

£705,790 S106 funds were spent during the reporting period. The spending of these contributions either funded part of a project or a whole project.

### Section 106 Agreements and 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 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>

### 2021/22 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, ensure 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, 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 2021/22 was £1,601,563, 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 via instalments 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
18/02090/FUL	2 Riverside Deeping Gate	£29,241.08
17/01474/FUL	71 And 72 The Causeway Thorney PE6 0QH	£12,161.38
18/01736/REM	Land To The South Of Tranche VG9 (Hampton Heights) County Road Hampton Vale	£671,008.41
18/01251/REM	Land Off Sandpit Road, Sandpit Road, Thorney	£111,548.52
20/00375/FUL	24A Peakirk Road Glington, Peterborough, PE6 7LT.	£5,900.06
19/00398/FUL	16 Meadow Lane Thornhaugh	£35,158.92
18/01698/FUL	Land to the South of Peterborough Garden Park	£171,771.43
17/01833/FUL	22 Topham Crescent Thorney	£8,673.36
16/01361/FUL	Land to the South of Lawrence Road Wittering	£312,992.70
20/00500/FUL	Glebe Farm, Peterborough Road, Stanground	£33,348.42
16/00673/FUL	Plot 1 Fairfield, Oundle Road Alwalton Peterborough PE7 3UP	£12,494.36
18/02043/FUL	Bayard Place Broadway Peterborough	£31,982.43
16/01162/FUL	Land at Moores Lane Eye	£27,400.00
18/02184/REM	Land To The Rear Of 83 Oxney Road	£46,895.14
18/01698/FUL	Land To The South Of Peterborough Garden Park	£85,885.72
20/01544/FUL	16-18 Whitsed Street	£5,101.07

## 2.2 CIL Expenditure

The table below identifies all expenditure of CIL funds in 2021/22

<b>Strategic CIL</b>	£1,640,440.92
<b>Parish Councils 15% or 25%</b>	£145,492.75
<b>PCC Community Capacity 15%</b>	£94,741.70
<b>CIL Administration</b>	£80,078.15

### Strategic CIL

£1,640,440 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 2021/22

<b>Transport &amp; Communications</b>	Fletton Bridge	£864,082.09
<b>Environment</b>	Household Recycling Centre	£170,000
<b>Environment</b>	Waste Transfer Site	£33,700
<b>Children's Services</b>	Barnack Primary School	£170,000
<b>Children's Services</b>	Peterborough University Car park	£92,763.07
<b>Community &amp; Leisure</b>	The Vine Project	£309,894.94

### 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%.

£145,492.75 was transferred to Parish Councils in 2021/22, please refer to the table below for details.

<b>Planning Reference</b>	<b>Development Address</b>	<b>Allocation</b>	<b>Parish</b>
17/01474/FUL	71 And 72 The Causeway Thorney PE6 0QH	£1,824.21	Thorney
18/01736/REM	Land To The South Of Tranche VG9 (Hampton Heights) County Road Hampton Vale	£27,894.78	Hampton
18/01251/REM	Land Off Sandpit Road, Sandpit Road, Thorney	£16,732.28	Thorney
20/00375/FUL	24A Peakirk Road Glington, Peterborough, PE6 7LT.	£885.01	Glington
19/00398/FUL	16 Meadow Lane Thornhaugh	£5,273.84	Thornhaugh
18/01698/FUL	Land to the South of Peterborough Garden Park	£25,765.71	Eye

17/01833/FUL	22 Topham Crescent Thorney	£1,301.00	Thorney
16/01361/FUL	Land to the South of Lawrence Road Wittering	£46,948.91	Wittering
16/00673/FUL	Plot 1 Fairfield, Oundle Road Alwalton Peterborough PE7 3UP	£1,874.15	Orton Waterville
16/01162/FUL	Land at Moores Lane Eye	£4,110.00	Eye
18/01698/FUL	Land To The South Of Peterborough Garden Park	£12,882.86	Eye

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 2021/22 was £94,741.70.

#### **CIL Administration**

5% of total CIL receipts totalling £80,078.15 was allocated to cover administrative costs.

### **3. Section 106 Agreements – Collection & Expenditure**

**3.1 S106 Income** PCC S106 Income for 2021/22 was £2,857,112 please refer to the table below for details of the developments that provided the funds.

Also, 109 Affordable Dwellings were delivered 2021/22.

<b>Amount Received</b>	<b>Contribution</b>	<b>Planning Reference</b>
£10,585	Community & Leisure	15/01771/WCPP
£22,049.55	Community & Leisure	19/00657/FUL
£2,728,688.09	Great Haddon Infrastructure Provision	21/00964/REM
£1,580.10	Environment	08/01365/FUL
£19,738.61	Environment	19/00657/FUL
£10,122.18	Environment	13/00285/OUT
£2,933.52	Environment	06/01051/FUL
£61,415.09	POIS	08/00561/OUT

#### **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:

£13,642 Improvements to play area at Fernie Close, Newborough  
 £38,555 Castor Open Space improvements  
 £41,869 Improvements to Regional Pool and Athletics Track  
 £35,351 Phase 3 Works to Stanley Park  
 £14,049 Landscape improvement scheme Hampton Court Westwood  
 £107,297 Peterborough University Car Park  
 £20,428 Thorney Sports Pavilion  
 £9,335 Bus Shelter at Harris Close  
 £11,447 Landscape Improvement Scheme at The Dell, Woodston

### 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.

£22,115.17 Community Leadership Fund was allocated in 2021/22, for a breakdown of all CLF spends for 2021/22 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
19/00657/FUL	Former Perkins Engines Site Land North Of The Broadlands, Fengate, Peterborough
20/01674/FUL	Former Mars Petcare Shrewsbury Avenue Woodston Peterborough
21/00720/MMFUL	Land To The East Of Willow Hall Farm Willow Hall Lane Thorney Peterborough
21/01151/R4OUT	Land at Former Peterborough Market and Car Park Site, Northminster, Peterborough
19/01244/OUT	Gloucester Centre Morpeth Close Orton Longueville Peterborough
21/00477/FUL	Land at 17 Crowland Road, Eye, Peterborough

The Agreements include financial contributions, indexation will be applied at the point of payment. In addition, the Agreements have also secured the provision of open space and Affordable Housing.

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

£15,744,998.99 of S106 funds were available to be allocated by PCC at the close of the 2021/22 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.

<b>Infrastructure Type</b>	<b>Available to Allocate</b>
Education & Learning	£2,056,654.89
Community & Leisure	£1,159,948.28
Transport & Communications	£5,699,225.06
Environment	£580,298.74
Emergency Services	£0.00
Health & Adult Social Care	£449,805.16
POIS – Refer to the table below	£1,893,951.29
Housing	£1,176,427.48
Great Haddon Infrastructure Provision	£2,728,688.09

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.

#### **POIS % Allocation**

<b>Infrastructure Type</b>	<b>Strategic Pool</b>	<b>Neighbourhood Pool</b>
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 2022/23**

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.