

Peterborough City Council Infrastructure Funding Statement 2022/23

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 since 2020. This is PCC's fourth 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 2022/23.

Section 4 sets out planned CIL and S106 expenditure for the next reporting period 2023/24.

Key Facts

Community Infrastructure Levy (CIL)

£1,071,878 CIL was received in 2022/23.

Year	CIL Received
2015/16	£0.00
2016/17	£417,067
2017/18	£496,541
2018/19	£716,273
2019/20	£1,699,032
2020/21	£2,828,223
2021/22	£1,601,563
2022/23	£1,071,878

In 2022/23 £1,342,217.94 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

£2,404,929.59 S106 Contributions were received by PCC in 2022/23

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
2022/23	£2,404,929

£7,959,538.39 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 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 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>

2022/23 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, although spending in any one year does not have to be towards all types of infrastructure listed below:

- 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

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 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 2022/23 was £1,071,878, 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
19/01194/FUL	Land Adjacent To 49 Jubilee Street	£18,499.46
16/01361/FUL	Instalment 3/4 Land to the South of Lawrence Road Wittering	£312,992.70
16/00673/FUL	Plot 2, Fairfield Oundle Road Alwalton Peterborough PE7 3UP	£28,576.22
20/01580/FUL	1B Garton Street Peterborough PE1 4EL	£3,085.71
16/01361/FUL	Instalment 4/4 Land to the South of Lawrence Rd Wittering	£312,992.70
21/00164/REM	Land South Of Oundle Road At East Of England Showground	£187,752.83
20/01676/FUL	Land Adjacent To Highbury House Highbury Street Peterborough	£898.71
19/01713/FUL	88 Percival Street Peterborough PE3 6AU	£503.51
19/01171/FUL	Gardeners Cottage, Second Drift	£48,648.11
20/00500/FUL	Glebe Farm Peterborough Road Stanground Peterborough	£60,000.00
20/01219/R4FUL	Land R/o 42-54 Oundle Road Peterborough	£19,614.44
21/01943/FUL	Castor Business Centre Helpston Road Ailsworth PE5 7AE	£78,314.31

2.2 CIL Expenditure

The table below identifies all expenditure of CIL funds in 2022/23

Strategic CIL	£1,120,010.77
Parish Councils 15% or 25%	£15,390.27
PCC Community Capacity 15%	£153,222.96
CIL Administration	£53,593.94

Strategic CIL

£1,120,010.77 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 2022/23

Environment	Electric RCV's charging infrastructure	£25,000.00
Environment	Improvements to Waste Transfer Site	£6,972.50
Environment	CCTV Fly Tipping	£9,060.00
Emergency Services	Thorpe Wood Car Park	£95,225.76
Education & Learning	Barnack Primary School	£36,968.51
Education & Learning	Heltwate School Expansion	£800,000.00
Community & Leisure	Thorney Sports Pavilion	£35,000.00
Education & Learning	Anglia Ruskin University	£111,784

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%.

£153,222.96 was transferred to Parish Councils in 2022/23, please refer to the table below for details.

Planning Reference	Development Address	15% Allocation	25% Allocation	Parish or Non-Parish
16/01361/FUL	Instalment 3/4 Land to the South of Lawrence Road Wittering	£46,948.91		Wittering
16/00673/FUL	Plot 2, Fairfield Oundle Road Alwalton Peterborough PE7 3UP	£4,286.43		Orton Waterville
16/01361/FUL	Instalment 4/4 Land to the South of Lawrence Rd Wittering	£46,948.91		Wittering
21/00164/REM	Land South Of Oundle Road At East Of England Showground	£28,162.92		Orton Waterville
19/01171/FUL	Gardeners Cottage, Second Drift	£7,297.22		Wothorpe
21/01943/FUL	Castor Business Centre- Vogel Training Centre Helpston Road Ailsworth PE5 7AE		£19,578.58	Ailsworth

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 2022/23 was £15,390.27.

CIL Administration

5% of total CIL receipts totalling £53,593.94 was allocated to cover administrative costs.

3. Section 106 Agreements – Collection & Expenditure

3.1 S106 Income PCC S106 Income for 2022/23 was £2,404,929.59, please refer to the table below for details of the developments that provided the funds.

Also, 87 Affordable Dwellings were delivered via S106 Agreements in 2022/23.

Amount Received	Contribution	Planning Reference
£174,794.42	Highways	15/01771/WCPP
£767.12	Highways	10/00560/FUL
£191,025.00	Environment	21/01772/FUL
£8,134.59	Environment	15/01771/WCPP
£17,140.75	Environment	15/01771/WCPP
£1,721.67	Environment	08/01365/FUL
£3,308.40	Environment	06/01051/FUL
£534,558.69	Education & Learning	15/01771/WCPP
£367,208.84	Education & Learning	16/02419/OUT
£23,241.68	Community & Leisure	15/01771/WCPP
£56,803.80	Community & Leisure	16/02419/OUT
£230,080.06	Community & Leisure	21/01151/R4OUT
£12,009.28	Community & Leisure	15/01771/WCPP
£594,955.80	Community & Leisure	15/01771/WCPP
£3,371.53	Community & Leisure	19/00039/FUL
£22,970.81	Community & Leisure	19/00039/FUL
£66,306.81	Community & Leisure	19/00039/FUL
£8,386.84	Community & Leisure	19/00039/FUL
£8,618.18	POIS	11/00796/FUL
£79,525.32	Affordable Housing	16/02419/OUT

3.2 S106 Expenditure

£7,959,296 was spent during the reporting period. These contributions either funded part of a project or a whole project.

Funding was allocated to the following projects:

Project	Amount
Harper Crescent Open Space	£28,579
Oundle Road Recreation Ground	£120,000
Barnack Primary School	£4,374
New Fencing and Gate at Eastfield Allotments	£4,114
Fletton Avenue Play Area	£58,041
Paston Primary School	£1,517,360
Upgrade Bus Stop at All Saint's Church	£15,000
Thorpe Wood police Station Car Park	£31,803
Upgrading Bus Stops at Bretton Centre	£24,800
Principal Climate Change Officer Post	£17,267
Climate Change Officer Post	£71,901
Bollards at Potters Way	£736
Litter Pickers	£4,160
Widening of Fletton Parkway	£4,030,627
Barn Owl Recovery Programme	£400
Expansion of Oakdale primary School to 2 FE	£331,750
Heltwate School Expansion	£11,345
Stanground Academy Expansion	£1,636,371
Community Leadership Fund	£50,668

Community Leadership Fund

Each of Peterborough City Council's 60 Councillors are allocated £1,000 Community Leadership Funds from S106 receipts each year. 2022/23 was the final year that the CLF was funded from S106 receipts.

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

£50,668 Community Leadership Fund was allocated in 2022/23, for a breakdown of all CLF spends for the period 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
09/01368/OUT	Land To The North Of Norman Cross London Road
20/01615/FUL	Land at 38 Vere Road Peterborough PE1 3PA
21/00477/FUL	Land at 17 Crowland Road Eye
19/00348/FUL	Plot 1B Fletton Quays East Station Road Peterborough
15/01672/WCPP	Land at Great Haddon East of Alwalton Hill Peterborough
21/01898/OUT	The Solstice Northminster Peterborough
22/00823/FUL	Land East of Bramble Close Newborough
21/00633/FUL	Plot TC% Eagle Way / Silver Hill Peterborough
21/01150/FUL	67 South Street Stanground 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

£10,523,306.83 of S106 funds were available to be allocated by PCC at the close of the 2022/23 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.

Contribution Type	Balance Available
Education	£132,642.63
Highways	£1,844,159.30
Community & Leisure	£1,877,959.06
Environment	£572,140.45
Health & ASC	£429,937.34
Housing	£1,176,427.48
POIS	£1,761,352.48
Police	£0.00
Great Haddon Infrastructure Provision	£2,728,688.09
	£10,523,306.83

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		
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 2023/24

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.