



CAMBRIDGE
CITY COUNCIL

Cambridge City Council

Infrastructure Funding Statement

2020/21

The Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in city of Cambridge, and the subsequent use of those contributions by Cambridge City Council. The report covers the financial year 1 April 2020 – 31 March 2021.

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “section 106 agreements”, are a mechanism used to make a development proposal acceptable in planning terms. They are focused on site specific mitigation of the impact of development by way of either the direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

A planning obligation may only constitute a reason for granting planning permission if it is

- (i) necessary to make the development acceptable in planning terms (i.e. the basis for the request must be obligations to be articulated through the local, regional, or national planning policies)
- (ii) directly related to the development (i.e. there must be a functional or geographical link between the development and the item being provided as part of the developer's contribution)
- (iii) fairly and reasonably related in scale and kind to the development (i.e. developers are only expected to pay for or contribute to the cost of all infrastructure provision proportionate to the impact of that development)

Cambridge City Council secures contributions in relation to infrastructure which it will deliver but also on behalf of third parties including NHS England. This will typically comprise contributions towards indoor and outdoor sports, informal open spaces, children's play areas and community facilities.

Cambridgeshire County Council secures contributions in relation to infrastructure including education, transport, highways, libraries and household recycling centres. Direct improvements and provision of new highway infrastructure may also be required from the planning permission which are not reported here.

The necessary information for the reporting year is contained within Appendix A, with Appendix B detailing the developments against which monies have been secured and Appendix C detailing the developments where contributions have been received.

During 2020/21 the Council through the use of s106 legal agreements:

- Secured over £2.1m of contributions
- Secured 382 new affordable homes
- Received over £1.8m.

Appendix A: Infrastructure Funding Statement Regulatory Requirements (R121A)

Reporting requirement	Sum / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£2,158,854.00
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£1,812,614.08
3 (c). the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£2,722m
3 (d). summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (i) in relation to affordable housing, the total number of units which will be provided; (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	382 affordable dwellings n/a
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,812,614.58
3 (f). the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£2,265,763.00
3 (g). in relation to monies (received under planning obligations) which were allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of allocated to each item;	Community facilities £1,781,673 Formal open space £621,556 Indoor sports £350,292 Informal open space £672,774 Miscellaneous £334,644 Monitoring £361,391 Nature conservation £114,437 Outdoor sports £538,490 Play provision £146,663 Public art £205,405 Public realm £20,966 Waste facilities £90,025 Total £5,238,315

<p>3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p> <p>(i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p> <p>(ii) the amount of monies (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);</p> <p>(iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.</p>	<p>See Appendix 2 below.</p> <p>£0.00</p> <p>£4,540.00</p>
<p>3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.</p>	<p>£1,253,075.08</p>

Appendix B: Monies secured through section 106

App Ref	Site / Address	Area	Ward	Facility	Project contribution	Clause type	Amount Secured	Date of s106
19/1757/FUL	Land at Buchan Street	N	KHE	Nuffield Road Medical Centre, York Street Surgery, East Barnwell Health Centre	Towards the provision of additional health facilities at and/or improvements to the development / extension of facilities at one or more of the sites at:	NHS	£10,598	22/01/2021
19/1756/FUL	Land at The Meadows	N	ARB	Nuffield Road Medical Centre, York Street Surgery, East Barnwell Health Centre	Towards the provision of additional health facilities at and/or improvements to the development / extension of facilities at one or more of the sites at:	NHS	£37,851	05/11/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Cobbetts Corner	Provision of and/or improvement of and/or access to the Informal Open Space at Cobbetts Corner, Grange Road, Cambridge.	IOS	£8,415	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Penarth Place	Provision of and/or improvement of and/or access to the Informal Open Space at Penarth Place, Gough Way, Cambridge.	IOS	£8,415	27/10/2020

19/1734/FUL	Clerk Maxwell Road	WC	NEW	Penarth Place play area	Toward the provision of and/or improvement to, and / or access to, the children's play area at Penarth Place play area, Gough Way.	PCT	£13,167	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Chesterton Sports Centre	Towards the provision of and/or improvement of, and/or upgrading of equipment and/or access to, indoor sports facilities to include improvements and upgrading of the sports hall, gym and changing rooms at Chesterton Sports Centre, Gilbert Road.	ISF	£25,017	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Wilberforce Road Outdoor Centre	Towards the provision of and/or improvement to the athletics facilities and running track along with supporting facilities at Wilberforce Road Athletics Track, Wilberforce Road, Cambridge.	OSF	£22,134	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Akeman Street Community House	Provision of and/or improvement of and/or access to the community facilities and equipment	CFAC	£55,854	27/10/2020

					at Akeman Street Community House			
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Huntingdon Road Surgery	Towards the provision of additional health facilities at and/or improvements to the Huntingdon Road Surgery, Cambridge.	NHS	£12,696	27/10/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	North Cambridge Academy	Towards the provision and/or improvement of outdoor sports pitches and in particular artificial cricket nets and wicket at North Cambridge Academy.	OSF	£15,589	28/05/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	North Cambridge Academy	Towards the provision of and/or improvement to indoor sports facilities and equipment and in particular a Scoreboard, PA, AV and displays at North Cambridge Academy.	ISF	£17,619.50	28/05/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	Nuns Way Recreation Ground	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at Nun's Way Recreation Ground.	IOS	£15,851	28/05/2020

19/1616/FUL	67 - 97A Campkin Road	N	KHE	Nuns Way play area	Towards the provision of and/or improvement of the children's play area facilities at Nun's Way Play Area.	PCT	£1,264	28/05/2020
19/1616/FUL	68 - 97A Campkin Road	N	KHE	Arbury Road Surgery and/or Nuffield Road Medical Centre	Provision of additional health facilities at and/or improvements by way of extension, reconfiguration, refurbishment and/or relocation at either or both Arbury Road Surgery and / or Nuffield Road Medical Centre. Such projects to be agreed in writing between the City Council and NHS CCG.	NHS	£10,400	28/05/2020
19/1098/FUL	121 - 125 Chesterton Road	N	WCH	Mitchams Corner Public Realm	Arboricultural Improvements at Mitchams Corner Public Realm	PR	£7,000	16/03/2021
19/1098/FUL	121 - 125 Chesterton Road	N	WCH	Cambridge City (Aff Hsg)	Viability overage payment for Aff Hsg	AH	£1,029,995	16/03/2021
18/1679/FUL	212-214 Newmarket Road	E	ABB	Abbey Sports Centre & Gym	Towards the provision of and/or improvement to indoor sports provision in Cambridge and more particularly the	ISF	£5,649	10/06/2020

					gymnasium studio and or gymnasium equipment at Abbey Sports Centre and Gymnasium, Whitehill Road, Cambridge CB5 8NT			
18/1679/FUL	212-214 Newmarket Road	E	ABB	St Matthew's Piece	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at St Matthew's Piece.	IOS	£5,082	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	St Matthew's Piece	Towards the provision of and/or improvement of the children's play area facilities at St Matthews Piece play area.	PCT	£1,896	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	Stourbridge Common	Towards the improvement to and enhancement of the outdoor sports facilities at Stourbridge Common, Cambridge.	OSF	£4,998	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	Museum of Technology	Towards the provision of and / or improvement to the community facility and or equipment as part of the Museum of Technology, The Old Pumping Station,	CFAC	£16,328	10/06/2020

					Cheddars Lane, Cambridge			
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH Community facility	Community Facility Start Up Costs	CFAC	£38,850	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Within the vicinity of the LNCH development	Provision of additional primary healthcare provision within the vicinity of the development	NHS	£435,291	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - on site	Cardboard skips contribution	WC	£12,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Fulbourn Fen	Biodiversity Contribution	NAT	£121,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Children's Centre - LNCH	Children Centre Equipment contribution - towards the costs of provision of equipment and activities within a children's centre whose work involves or is associated (in whole or part) with children's activities on the Site or associated with the Site	CFAC	£15,000	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Children's Centre - LNCH	Children Centre Staff contribution - towards the costs of full-time and/or part-time staff for a children's centre whose work involves or is associated (in whole or part) with children's activities on the Site or associated with the Site;	CFAC	£33,146	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community chest	Community Chest Fund - towards the cost of kick-starting community activities on the Development	CFAC	£3,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Specialist Community Development Worker (CDW) - towards the costs of full-time and/or part-time community development workers whose work involves or is associated (in whole or part) in community development, sports and youth services on the Site or associated with the Site;	CFAC	£80,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	IDAA Kick start funding contribution	CFAC	£2,160	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Health Visiting Contribution	CFAC	£8,250	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Healthy New Towns Initiative contribution	CFAC	£15,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Healthy New Towns Initiative Kickstart Funding contribution	CFAC	£6,720	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Kickstart and Activity funding (multi agency team)	CFAC	£3,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Locality Staff contribution	CFAC	£90,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Mental Health Counselling Services contribution	CFAC	£1,920	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Mental Health Training contribution	CFAC	£8,160	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Multi-Agency co-ordination contribution	CFAC	£23,750	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Project Worker - children and young peoples' activities	CFAC	£90,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - Household waste receptacles	Household waste receptacles	WC	£120,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - Refuse collection vehicle	Towards provision of refuse collection vehicles	WC	£74,004	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Abbey Swimming Pool	Provision of and / or improvements to the swimming facilities (as identified in the Councils Swimming Facilities Investment Plan) at Abbey Pool, Whitehill Road, Cambridge CB5 8NT	ISF	£157,320	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH		Award Drain Maintenance contribution	MISC	£35,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Monitoring Fees - LNCH	Monitoring Fees	MON	£50,000	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Contamination Report Review contribution - LNCH	Towards the cost of appointing an independent consultant to undertake a third party review of the PFAS contamination preliminary scheme of investigation and remediation on the Site as part of the Development	MISC	£75,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH		Secondary School Sports Hall Upgrade	ISF	£212,300	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	On-site sports pitch	Physical improvements to proposed sports pitch (upgraded drainage) to allow for greater capacity of use and enable year-round use.	OSF	£160,559.50	14/12/2020
							£3,199,249.00	

Appendix C: Section 106 Monies received

App Ref	Address	Area	Ward	Facility	Contribution Wording	Type	Amount Paid	Date Paid	Date of s106
08/0048/OUT	Trumpington Meadows	S	TRU	Trumpington Meadows allotments	Allotment maintenance	ALLOT	£14,192	13/11/2020	14/12/2010
17/1527/FUL	213 Mill Road	E	ROM	Mill Road Depot	Towards the provision and/or improvement of community facilities at the Mill Road depot site, Cambridge.	CFAC	£21,870	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Clay Farm Community Centre	Towards the provision of and / or improvement of, and/or access to, the community facilities and equipment at Clay Farm Community Centre, Cambridge.	CFAC	£16,958	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	East Barnwell Community Centre	Towards the provision of and/or improvement of the facilities and/or equipment at East Barnwell Community Centre, Newmarket Road, Cambridge.	CFAC	£29,346	24/09/2020	27/11/2017
17/2245/FUL	Mill Road Depot	E	PET	Great Eastern Street	Towards the provision and/or improvement of and/or access to the Informal Open Space	IOS	£32,912	22/09/2020	13/08/2019

					facilities at Great Eastern Street, Cambridge.				
17/1527/FUL	213 Mill Road	E	ROM	Romsey Recreation Ground	Towards the provision of and/or improvements to Informal Open Space at Romsey Recreation Ground, Cambridge.	IOS	£8,022	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at Nightingale Avenue Recreation Ground.	IOS	£5,445	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	Ditton Fields Rec	The improvement of informal open space (including landscaping, paths, trees, benches, bins, and information signs) at Ditton Fields Rec.	IOS	£14,081	24/09/2020	27/11/2017
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - onsite maintenance	Phases 1b, 2 & 5 (maintenance)	IOS	£171,197	12/01/2021	06/08/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - onsite maintenance	Hobson's Brook Green Corridor (maintenance)	IOS	£1,081,878	11/03/2021	06/08/2010
17/2245/FUL	Mill Road Depot	E	PET	Abbey Sports Centre	Towards the provision and/or improvement of and/or access to, indoor sports facilities at the Abbey Pool. The relocation	ISF	£103,834	22/09/2020	13/08/2019

					of the old Council stores building from Mill Road Depot and the fitting out of said stores building to form a sports hall and/or urban zone at the Abbey Sports Centre and Gym, Whitehill Road, Cambridge CB5 8NT.				
17/1527/FUL	213 Mill Road	E	ROM	Parkside Pool	Towards the provision of additional gym and exercise facilities at Parkside Pool in Cambridge	ISF	£8,917	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Netherhall School	Towards the provision of and/or improvement of indoor sports facilities for an indoor gymnasium and studio (including equipment) at Netherhall School, St Ediths Way.	ISF	£6,052.50	09/02/2021	11/07/2019
17/0412/S73	149B Histon Road	N	ARB	Chesterton Community College	Towards the provision and/or improvement of indoor sports and leisure facilities at Chesterton Community College, Gilbert Road, Cambridge. CB4 3NY	ISF	£10,102.00	26/02/2021	30/10/2017
15/1020/FUL	141 Ditton Walk	E	ABB	Abbey Sports Centre & Gym	Towards the provision and/or improvement to the gym studio and/or gym equipment at Abbey Sports	ISF	£13,848	24/09/2020	27/11/2017

					Centre and Gym, Whitehill Road, Cambridge CB5 8NT				
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green bus shelters	Bus shelters maintenance	MISC	£2,957	30/10/2020	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green performance monitoring	Section 106 monitoring of Darwin Green	MON	£19,736	30/10/2020	18/12/2013
17/2245/FUL	Mill Road Depot	E	PET	Petersfield Medical Practice	Towards the provision of additional health facilities at and/or improvements to the Petersfield Medical Practice by way of extension, reconfiguration, refurbishment and/or relocation.	NHS	£67,522	22/09/2020	13/08/2019
17/2245/FUL	Mill Road Depot	E	PET	Coldham's Common	Towards the provision of and/or improvement to the outdoor facilities comprising the artificial grass carpet (from sand to rubber crumb) at Coldham's Common.	OSF	£91,868	22/09/2020	13/08/2019
17/1527/FUL	213 Mill Road	E	ROM	Donkey Common	Towards the provision and/or improvement of outdoor fitness equipment at Donkey Common, Mill Road, Cambridge.	OSF	£7,890	11/03/2021	19/12/2017

17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement to and/or access to, the outdoor sports facilities comprising the grass sports pitch provision at Nightingale Avenue Recreation Ground.	OSF	£5,355	09/02/2021	11/07/2019
17/0412/S73	149B Histon Road	N	ARB	Chesterton Community College	Towards the provision and/or improvement of outdoor sports facilities at Chesterton Community College playing fields, off Courtney Way Cambridge. (CB4 2EE)	OSF	£8,938	26/02/2021	30/10/2017
15/1020/FUL	141 Ditton Walk	E	ABB	Abbey Sports Centre & Gym	Towards the provision and/or improvement of or access to outdoor sports facilities comprising an artificial training pitch and/or training pitch improvements and drainage and/or a floodlit training area on the grass pitch at Abbey Sports Centre and Gym, Whitehall Road, Cambridge CB5 8NT.	OSF	£14,731	24/09/2020	27/11/2017
17/2245/FUL	Mill Road Depot	E	PET	Petersfield Play Area	Toward the provision of and/or improvement of the play area equipment and	PCT	£30,757	22/09/2020	13/08/2019

					facilities at Petersfield play area.				
17/1527/FUL	213 Mill Road	E	ROM	Romsey Recreation Ground	Towards the improvement of play area equipment and/or facilities at Romsey Recreation Ground play area	PCT	£8,877	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement to, and/or improvement to and/or access to, the children's play area at Nightingale Avenue play area.	PCT	£3,792	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	Ditton Fields Rec	Improvement of the Ditton Fields Rec play area	PCT	£11,537	24/09/2020	27/11/2017
							£1,812,614.58		