



**CAMBRIDGE**  
CITY COUNCIL

Cambridge City Council

Infrastructure Funding Statement

2021/22

Published December 2022

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 2021 – 31 March 2022.

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, Appendix C detailing the developments where contributions have been received and Appendix D detailing items of infrastructure on which the monies were spent.

During 2021/22 the City Council through the use of s106 legal agreements:

- Secured over £1.75m of contributions
- Secured 205 new affordable homes
- Received over £1.0m.

**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;	£1,752,309.00
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£1,049,921.89
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;	£3.205m
<p>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—</p> <p>(i) in relation to affordable housing, the total number of units which will be provided;</p> <p>(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;</p>	<p>205 affordable dwellings</p> <p>n/a</p>
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;	£5,658,989
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);	£775,214.48

<p>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;</p>	<p>Allotments £8,176  Community facilities £2,024,005  Formal open space £621,556  Indoor sports £559,102  Informal open space £481,881  Miscellaneous £394,545  Monitoring £361,391  Nature conservation £88,297  Outdoor sports £544,158  Play provision £286,474  Public art £178,413  Public realm £20,966  Waste facilities £90,025  Total £5,658,989</p>
<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 Table (i) below</p> <p>£0.00</p> <p>£7,488.00</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>£1,643m</p>

**Table (i)**

<b>Infrastructure</b>	<b>Amount Spent</b>
Community Facilities	£145,694.85
Informal Open Space	£38,673.28
Outdoor Sports	£189,166.57
Children's Play	£119,215.13
Public Art	£117,772.61
Waste receptacles	£127,394.31
Green Infrastructure	£29,809.73
Monitoring Fees	£7,488.00
	£775,214.48

## Appendix B: Monies secured through section 106

App Ref	Site / Address	Area	Ward	Facility	Project contribution	Clause type	Amount Secured	Date of s106
21/03469/FUL	Land at 75 Cromwell Rd	E	ROM	Ross Street Community Centre	Towards the provision of, and / or improvement of the community facilities and / or equipment at Ross Street Comm. Centre	CFAC	£27,836	17/02/2022
21/02052/FUL	Land South of Wilberforce 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, Cambridge.	PCT	£10,112	23/02/2022
21/02052/FUL	Land South of Wilberforce Road	WC	NEW	Chesterton School	Towards indoor sports facilities at Chesterton Sports Centre.	ISF	£65,905	23/02/2022
21/02052/FUL	Land South of Wilberforce Road	WC	NEW	Chesterton School	Towards outdoor sports facilities at the open space land (adj to Castle Sch) managed by Chesterton Sports Centre.	OSF	£58,310	23/02/2022

21/02052/FUL	Land South of Wilberforce Road	WC	NEW	(1) Queens Green; (2) Laundress Green & Sheeps Green.	£30,000 towards IOS facilities at Queens' Green, with the balance put towards IOS facilities at Laundress Green and Sheep's Green.	IOS	£59,290	23/02/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Nightingale Recreation Ground Pavilion	Where the Community Facility at GB1 / GB2 is not provided, the money is to be allocated towards the provision of and / or improvement of Community Facilities and equipment at Nightingale Recreation Ground Pavilion.	CFAC	£288,760	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Netherhall Sports Centre	Towards the provision of and / or improvements and upgrading to the sports hall, gym and changing rooms at Netherhall Sports Centre, Queen Edith's Way, Cambridge.	ISF	£114,325	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Nightingale Recreation Ground	Provision of and / or improvements to the playing pitches at Nightingale Recreation Ground, Nightingale Avenue, Cambridge.	OSF	£35,000	07/01/2022

20/1972/FUL	Land at Newbury Rd GB1	S	QED	Netherhall Sports Centre	Provision of and / or improvements and upgrades to the existing artificial pitch, and grass pitches at Netherhall Sports Centre, Queen Edith's Way, Cambridge	OSF	£66,150	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Nightingale Recreation Ground	Provision of and / or improvement of and / or access to Informal Open Space facilities at Nightingale Recreation Ground	IOS	£102,850	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Monitoring Fees	Monitoring Fees	MON	£10,000	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Nightingale Avenue play area	Provision of and / or improvements to the equipment and facilities at Nightingale Avenue play area.	PCT	£40,448	07/01/2022
20/1972/FUL	Land at Newbury Rd GB1	S	QED	Holbrook Road play area	Provision of and / or improvements to the equipment and facilities at Holbrook Road play area	PCT	£10,112	07/01/2022



20/1972/FUL	Land at Newbury Rd GB1	S	QED	GB1 onsite IOS	Where it has been agreed by the City Council to transfer ownership of any part of the application land (including but not exclusive to open space land, play areas and suds) to Cambridge City Council a commuted sum contribution calculated by the City Council will be required to be used for the maintenance of the adopted areas.	IOS	££ TBC	07/01/2022
20/03429/FUL	104-112 Hills Road	S	TRU	Flying Pig Viability Business Plan	Business Plan Approval Fee - any such plan required to be submitted as per the PP for the purposes of demonstrating that the pub operation forming part of the devt is viable for an operator.	MISC	£2,000	09/02/2022
19/1168/OUT	Newbury Farm GB2	S	QED	Nightingale Recreation Ground	Provision of and/or improvement of and/or access to the Informal Open Space facilities at Nightingale Avenue Recreation Ground.	IOS	£110,110	20/05/2021

19/1168/OUT	Newbury Farm GB2	S	QED	Newbury Farm GB2 maintenance of onsite OS	Newbury Farm GB2 maintenance of onsite OS	IOS	tbc	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Nightingale Recreation Ground	Provision and/or improvements to the equipment and facilities at Nightingale Avenue Play Area.	PCT	£77,104	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Holbrook Road Play Area	Provision of and / or improvements to the equipment and facilities at Holbrook Road play area.	PCT	£19,276	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Netherhall Sports Centre	Provision of and / or improvements and upgrading the sports hall floor, and provision of an electronic scoreboard and AV equipment at Netherhall Sports Centre	ISF	£100,000.00	20/05/2021

19/1168/OUT	Newbury Farm GB2	S	QED	Netherhall Sports Centre	Provision of and / or improvements to the Gym and Studio to include additional sporting equipment and enhanced audio visual facilities along with improvements to supporting ancillary facilities such as changing rooms and toilets at Netherhall Sports Centre	ISF	£22,395.00	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Netherhall Sports Centre	Provision of and / or improvements and upgrades to the existing artificial pitch, and grass pitches at Netherhall Sports Centre	OSF	£73,290	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Nightingale Recreation Ground	Provision of and / or improvements to the playing pitches at Nightingale Recreation Ground.	OSF	£35,000	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Monitoring Fees	Monitoring Fees	MON	£10,000	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	To ensure the development has a 10% net gain of Bio-diversity	Ecological Enhancements Contribution (Biodiversity)	NAT	£42,000	20/05/2021

19/1168/OUT	Newbury Farm GB2	S	QED	Projects as per Sch. 7 (General, Beechwoods LNR, Wandlebury Country Park, Magog Down)	Recreational Improvements Contribution	NAT	£51,856	20/05/2021
19/1168/OUT	Newbury Farm GB2	S	QED	Onsite; or (a) 1 mile of the site, (b) within Queen Edith's ward	Onsite; or (a) 1 mile of the site, (b) within Queen Edith's ward	CFAC	£320,180	20/05/2021
							<b>£1,752,309.00</b>	

### Appendix C: Section 106 Monies received

App Ref	Address	Area	Ward	Facility	Contribution Wording	Type	Amount Paid	Date Paid	Date of agreement
19/0288/FUL	Land at 75 Cromwell Rd	E	ROM	Abbey Sports Centre	Towards the provision and/or improvement to the fitting out of an indoor sports zone at the Abbey Sports Centre and Gym, Whitehill Road, Cambridge CB5 8NT.	ISF	£166,780	11/05/2021	11/10/2019
19/0288/FUL	Land at 75 Cromwell Rd	E	ROM	Coldham's Common	Towards the provision and/or improvement of and/or access to the Informal Open Space facilities at Coldham's Common, to include landscaping, tree planting and improvements to access to/from and around Abbey Pool.	IOS	£53,406	11/05/2021	11/10/2019
19/0288/FUL	Land at 75 Cromwell Rd	E	ROM	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	£147,560	11/05/2021	11/10/2019
19/0288/FUL	Land at 75 Cromwell Rd	E	ROM	Great Eastern Street	Towards the provision and/or improvement of and/or access to the Informal Open Space facilities at Great Eastern Street, Cambridge.	IOS	£20,000	11/05/2021	11/10/2019

19/0288/FUL	Land at 75 Cromwell Rd	E	ROM	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	£107,090.90	11/05/2021	11/10/2019
18/1993/FUL	Land at 21-29 Barton Rd	WC	NEW	Lammas Land	Toward the provision of and/or improvement of the play area equipment and facilities at Lammas Land play area.	PCT	£7,584	19/08/2021	10/10/2019
16/0617/FUL	Hayling House, Fen Road	N	ECH	Browns Field Youth & Comm. Centre	Towards the provision and / or improvement of the facilities at Browns Field Youth & Community Centre.	CFAC	£18,236	20/07/2021	14/08/2017
16/0617/FUL	Hayling House, Fen Road	N	ECH	Green End Road Rec. play area	Improvements to the Green End Road Recreation Ground play area.	PCT	£9,175	20/07/2021	14/08/2017
16/0617/FUL	Hayling House, Fen Road	N	ECH	Stourbridge Common	Towards the provision and/or improvement of and/or access to Informal Open Space at Stourbridge Common.	IOS	£7,026	20/07/2021	14/08/2017
16/0617/FUL	Hayling House, Fen Road	N	ECH	North Cambridge Academy	Towards the provision of a new sports hall floor and indoor court at North Cambridge Academy.	ISF	£7,810	20/07/2021	14/08/2017
16/0617/FUL	Hayling House, Fen Road	N	ECH	North Cambridge Academy	Provision of artificial cricket nets and wicket at North Cambridge Academy.	OSF	£6,910	20/07/2021	14/08/2017

14/0052/FUL	Land at Milton Road - (Former Primary School)	N	WCH	Milton Road Library	Provision of community facilities and/or improvement of Milton Road Library	CFAC	£12,041.92	06/09/2021	20/04/2015
07/0003/OUT	Darwin Green	WC	CAS	Outdoor Sports Pitches	Outdoor sports contribution relating to loss of sports pitches	OSF	£75,114	24/06/2021	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green CFAC	Community Facility start up contribution	CFAC	£71,617	24/06/2021	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Bus Stop	Bus Stop maintenance payment	MISC	£2,992	24/06/2021	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Artificial Turf Pitch	Contribution towards artificial turf pitch	OSF	£14,767	13/09/2021	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Outdoor Sports Pitches	Outdoor sports contribution relating to loss of sports pitches	OSF	£76,712	13/09/2021	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Performance Monitoring Fee	Performance Monitoring for the s106	MON	£20,494	15/11/2021	18/12/2013
08/0048/OUT	Trumpington Meadows	S	TRU	Play area maintenance	Play area maintenance contribution at 900 Occupations	PCT	£139,219	11/06/2021	14/12/2010
08/0048/OUT	Trumpington Meadows	S	TRU	SUDS Storage Tank	SUDS Storage Tank	IOS	£36,345	01/03/2022	14/12/2010
08/0048/OUT	Trumpington Meadows	S	TRU	Pocket / Local Parks maintenance	Pocket / Local Parks maintenance contribution at 1,000 Occupations	IOS	£49,042	29/03/2022	14/12/2010