



**CAMBRIDGE**  
CITY COUNCIL

Cambridge City Council

Infrastructure Funding Statement

2022/23

Published December 2023

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 2022 – 31 March 2023.

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 2022/23 the City Council through the use of s106 legal agreements:

- Received over £2.1m.
- Secured 141 new affordable homes.
- Secured over £1m of contributions.

**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;	£1,032,956.50
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£2,164,198.69
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;	£2,433,864
<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>141</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;	£6,979,230
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);	£1,650,219.94

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;

<b>Contribution type</b>	<b>2022/23 Allocations</b>
Allotments	£8176
Community facilities	£1,853,216
Formal open space	£445,448
Informal open space	£465,757
Indoor sports facilities	£708,399
Miscellaneous - Environment	£230,378
Miscellaneous - Health	£1,409,681
Miscellaneous – Transport	£83,861
Monitoring	£440,863
Nature conservation	£67,409
Outdoor sports	£908,381
Play provision	£197,902
Public art	75,478
Public realm	£16,073
Waste facilities	£68,208
<b>TOTAL</b>	<b>£6,979,230</b>

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—

- (i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;

See Appendix D

<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>£0.00</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>£8,280.00</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>£12,459,286</p> <p>Of which £3,036,331 represents commuted sums for maintenance.</p>

**Appendix B: Monies secured through section 106:**

<b>App Ref</b>	<b>Site / Address</b>	<b>Area</b>	<b>Ward</b>	<b>Facility</b>	<b>Project Contribution</b>	<b>Clause type</b>	<b>Amount Secured:</b>	<b>Date of agreement</b>
22/02330/FUL	Land at Long Road Sixth Form College, Long Road	S	TRU	S106 Mon Fees	Administration and Monitoring of the s106	MON	£700.00	18/10/2022
22/01995/FUL	Aylesborough Close	N	ARB	North Cambridge Academy	Towards the provision of and/or improvement to indoor sports facilities and equipment, at North Cambridge Academy Sports Centre, Arbury Road	ISF	£17,619.50	23/02/2023
22/01995/FUL	Aylesborough Close	N	ARB	North Cambridge Academy	Towards the provision and/or improvement of the outdoor sports facilities (including improvements and access to the grass pitches and courts and/or contribute to any artificial pitches to be constructed) at North Cambridge Academy, Arbury Road, Cambridge	OSF	£15,589	23/02/2023
22/01995/FUL	Aylesborough Close	N	ARB	St Albans Recreation Ground	Towards the provision of and/or improvement of and/or access to the informal open space facilities at St Albans Recreation Ground	IOS	£15,851	23/02/2023

22/01995/FUL	Aylesborough Close	N	ARB	S106 Mon Fees	Administration and Monitoring of the s106	MON	£2,200	23/02/2023
22/01995/FUL	Aylesborough Close	N	ARB	Arbury Road surgery, Huntingdon Road surgery	Towards the cost of improvements to, reconfiguration of, the redevelopment of, or the extension of either Arbury Road Surgery or Huntingdon Road Surgery or providing additional resource for the benefit of the patients of either of these surgeries.	NHS	£42,000	23/02/2023
22/00583/FUL	Land At Aragon Close And Sackville Close	N	KHE	North Cambridge Academy	Towards the provision of and / or improvement to Indoor Sports provision at North Cambridge Academy.	ISF	£7,532	09/01/2023
22/00583/FUL	Land At Aragon Close And Sackville Close	N	KHE	North Cambridge Academy	Towards the provision of and / or improvements to the outdoor sports facilities (including grass and artificial pitches) at North Cambridge Academy.	OSF	£6,664	09/01/2023
22/00583/FUL	Land At Aragon Close And Sackville Close	N	KHE	Kings Hedges Recreation Ground	For the provision of and/or improvement of the informal open space facilities at Kings Hedges Recreation Ground	IOS	£6,776	09/01/2023
22/00583/FUL	Land At Aragon Close And Sackville Close	N	KHE	Kings Hedges Recreation Ground	Towards the provision of and/or improvement of the children and teenage play facilities at Kings Hedges Recreation Ground.	PCT	£8,848	09/01/2023

22/00583/FUL	Land At Aragon Close And Sackville Close	N	KHE	S106 Mon Fees	Administration and Monitoring of the s106	MON	£2,200	09/01/2023
21/02759/FUL	Colville Road Phase 3	S	CHH	Cherry Hinton Rec Ground	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at Cherry Hinton Recreation Ground.	IOS	£13,328	30/06/2022
21/02759/FUL	Colville Road Phase 3	S	CHH	Cherry Hinton Rec Ground	Towards the provision and/or improvement of sports pitches and floodlit training facilities at Cherry Hinton Recreation Ground.	OSF	£15,064	30/06/2022
21/02759/FUL	Colville Road Phase 3	S	CHH	Cherry Hinton Village Centre	Towards the provision of and/or improvement to indoor sports facilities and equipment, at the Cherry Hinton Village Centre.	ISF	£11,060	30/06/2022
21/02759/FUL	Colville Road Phase 3	S	CHH	Tenby Close Play Area	Towards the provision of and/or improvement of the children's play area facilities at Tenby Close Play Area.	PCT	£13,552	30/06/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	Affordable Housing	Towards the provision of Affordable Housing in Cambridge.	AH	£544,656	24/11/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	Affordable Housing	Towards the provision of Affordable Housing in Cambridge.	AH	£159,359	24/11/2022



21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	S106 Mon Fees	Administration and Monitoring of the s106	MON	£2,200	09/03/2023
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	S106 Mon Fees	Administration and Monitoring of the s106	MON	£350	24/11/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	North Cambridge Academy	Towards the provision of and / or improvements to sports pitch facilities (including artificial pitches for football and cricket) at North Cambridge Academy.	OSF	£22,848	24/11/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	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	£25,824	24/11/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	Chesterton Recreation Ground	Provision of and / or improvements to the play area equipment and facilities at Chesterton Recreation Ground play area.	PCT	£30,336	24/11/2022

21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	Chesterton Recreation Ground	The provision of and / or improvements to the informal open space facilities (including fit kit, benches and a communal meeting point) at Chesterton Recreation Ground.	IOS	£23,232	24/11/2022
21/01065/FUL	Land at Sandy Lane, Cambridge	N	WCH	Browns Field Youth & Community Centre	Towards the provision and / or improvement of the facilities and equipment at Browns Field Youth & Community Centre.	CFAC	£45,168	24/11/2022

**Appendix C: Section 106 Monies received:**

<b>App Ref</b>	<b>Address</b>	<b>Area</b>	<b>Ward</b>	<b>Facility</b>	<b>Contribution Wording</b>	<b>Type</b>	<b>Amount paid</b>	<b>Date Paid</b>	<b>Date of agreement</b>
22/02330/FUL	Land at Long Road Sixth Form College, Long Road	S	TRU	S106 Mon Fees	Administration and Monitoring of the s106	MON	£700.00	24/11/2022	18/10/2022
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 Community Centre	CFAC	£28,739.00	24/05/2022	17/02/2022
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green - Phases 5 & 6	On-site Waste Receptacles	WC	£68,208.00	13/06/2022	18/12/2013
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - Phases 8a & 8b	Open Space maintenance	IOS	£139,245.05	26/10/2022	06/08/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - Phases 8a & 8b	Play Space maintenance	PCT	£62,444.00	26/10/2022	06/08/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - Phases 1a, 3 & 4	Open Space maintenance	IOS	£96,264.60	26/10/2022	06/08/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - Phases 1a, 3 & 4	Play Space maintenance	PCT	£72,822.00	26/10/2022	06/08/2010

06/0795/OUT	Bell School	S	QED	Ninewells	Open Space maintenance	IOS	£18,533.04	13/12/2022	14/12/2010
06/0795/OUT	Bell School	S	QED	Ninewells	Play Space maintenance	PCT	£121,440.00	13/12/2022	14/12/2010
06/0795/OUT	Bell School	S	QED	Ninewells	Onsite SUDS	MISC	£9,000.00	13/12/2022	14/12/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm Health Centre	Clay Farm Health Centre subsidy payment	MISC	£1,076,461.00	01/12/2022	06/08/2010
09/1140/FUL	Glebe Farm	S	TRU	Clay Farm Health Centre	Clay Farm Health Centre subsidy payment	MISC	£123,539.00	01/12/2022	06/08/2010
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	£9,547.00	04/01/2023	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	£9,547.00	04/01/2023	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 at Akeman Street Community House	CFAC	£63,370.00	04/01/2023	27/10/2020
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	£14,404.00	04/01/2023	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	£14,939.00	04/01/2023	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	£28,383.00	04/01/2023	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	£25,112.00	04/01/2023	27/10/2020
19/0175/FUL	Mill Road Depot Phase 2	E	PET	Abbey Sports Centre	Towards the provision of and/or improvement to the gym studio and/or gym equipment at Abbey Sports Centre and Gym, Whitehill Road, Cambridge CB5 8NT	ISF	£27,104.00	31/01/2023	13/08/2019
19/0175/FUL	Mill Road Depot Phase 2	E	PET	Coldham's Common	Towards the improvement to and enhancement of the artificial grass pitch carpet (from sand to rubber crumb) at Coldham's Common	OSF	£23,979.00	31/01/2023	13/08/2019

19/0175/FUL	Mill Road Depot Phase 2	E	PET	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	£5,598.00	31/01/2023	13/08/2019
19/0175/FUL	Mill Road Depot Phase 2	E	PET	Mill Road Depot	Towards the provision of and/or improvement of community facilities at the Mill Road depot site, Mill Road, Cambridge	CFAC	£71,495.00	31/01/2023	13/08/2019
19/0175/FUL	Mill Road Depot Phase 2	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	£20,664.00	31/01/2023	13/08/2019
19/0175/FUL	Mill Road Depot Phase 2	E	PET	Petersfield Play Area	Toward the provision of and/or improvement of the play area equipment and facilities at Petersfield play area.	PCT	£19,427.00	31/01/2023	13/08/2019

**Appendix D: Infrastructure on which monies were spent:**

<b>Infrastructure</b>	<b>Spent</b>
Children's & Teenage Play	£90,756.80
Community Facilities	£172,300.23
Green Infrastructure	£146,910.55
Indoor Sports	£116,598.00
Informal Open Space	£104,822.45
Outdoor Sports	£793,265.06
Public Art	£54,159.00
Misc. (Air Quality)	£28,109.20
Waste Receptacles	£90,129.00
Community Development Officers	£42,091.52
Community Chest	£3,066.81
Monitoring	£8,280.00
<b>Total:</b>	<b>£1,650,219.94</b>