

West Suffolk

Council



Annual Infrastructure Funding Statement 2024 to 2025

June 2025

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If you have any questions about this document, please contact the Planning Policy Team.

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1. Introduction

- 1.1. Under section 106 of the Town and Country Planning Act 1990 (s106) a local planning authority (LPA) can seek planning obligations, both physically on-site and contributions for off-site, when it is considered that a proposed development will have a negative impact, that cannot be dealt with by attaching conditions to the planning permission. New residential developments can place additional pressure on the existing social, physical, and economic infrastructure in the surrounding area. Planning obligations aim to reduce this additional pressure, by securing improvements to the infrastructure. S106 obligations may restrict the development or use of land, require specified operations, provisions, or activities to be carried out and/or require a sum of money to be paid.
- 1.2. The community infrastructure levy (CIL) 2010 legislation states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - a. necessary to make the development acceptable in planning terms
 - b. directly related to the development
 - c. fairly and reasonably related in scale and kind to the development.
- 1.3. Once the terms of the required s106 have been agreed, all parties with an interest in the land proposed for development, will sign the s106 legal deed. When the related planning permission is granted the s106 obligation is registered as a local land charge and obligates the landowner, staying with the land, obligating future owners until the terms are met.
- 1.4. If the local planning authority (LPA) collects a contribution for infrastructure, the monies will be held by that local authority in a specific ring-fenced account. Legally s106 sums can only be spent on the intended purpose, in accordance with the terms of the s106 obligation.
- 1.5. The legal agreements can have payback terms to pay back unspent monies to the developer. West Suffolk Council has a good track record in relation to s106 monies and has had and will continue to have a robust monitoring system in place, ensuring monies are spent in time and not paid back.
- 1.6. In a 2019 amendment to the CIL regulations, LPAs must now publish annual infrastructure funding statements on their websites. These statements cover various details about s106 obligations as required in the CIL regulations amendment at 10A.
- 1.7. This statement is West Suffolk Council's Annual Infrastructure Funding Statement for the financial year 2024 to 2025.

2. The required data under community infrastructure levy (CIL) 2019 10A part 3

2.1. The regulations require the council to publish the following data:

- a) the total amount of money to be provided under any planning obligations which were entered into during the reported year.
- b) the total amount of money under any planning obligations which was received during the reported year.
- 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.
- 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.
- e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.
- 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).
- g) in relation to money (received under planning obligations) which was 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 money allocated to each item.
- h) in relation to money (received under planning obligations) which was 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 that money (received under planning obligations) was spent, and the amount spent on each item
 - (ii) the amount of money (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)
 - (iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations
 - (iv) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

3. West Suffolk Council's data for 2024 to 2025

- a. Money secured in planning obligations for West Suffolk Council was **£2,048,263.00** This figure includes sums not yet received because the related development may not yet have commenced or a payment trigger may yet to be reached.
- b. Money received by West Suffolk Council was **£296,239.76**
- c. Money unallocated that was received before year 2024 to 2025 was **£1,736,666.80**
- d. Non-monetary items secured specifically for West Suffolk Council were a total of 63 affordable homes.
- e. Money which was allocated but not yet spent was **£2,887,336.68**
- f. Total of money which was spent during year 2024 to 2025 was **£1,678,674.09**
- g. Details of money which was allocated but not spent are shown in **table 1**.
- h. Summary details of money which was spent during year 2024 to 2025 are:
 - i. Items of infrastructure paid for during year 2024 to 2025 are shown in **table 2**.
 - ii. The amount of money spent on repaying money borrowed was **£0**.
 - iii. The amount of money spent in respect of new monitoring fees was **£12,109.00**
 - iv. Total of all retained money at end of 2024 to 2025 year was **£4,763,896.96**
Which also includes the total of commuted sums held **£1,372,264.08**
The commuted sums are shown separately in **table 3**.

3.1. There was £6,146,331.29 at the start of the year but it is important to understand that nearly a quarter of this money is held for future maintenance of our public open space areas, such as play areas. £1,678,674.09 was spent on various projects listed in table 2 and the council has also allocated £2,887,336.68 to be spent on various projects as they come forward. This then leaves a much smaller sum of money from previous years, yet to be allocated. Allocating s106 monies often relies on pooling other s106 sums which may not have been received yet so that is why the council often has a number of years to spend the money.

3.2. The following table provides information on money (received under planning obligations) which was allocated by the authority but not spent during the reporting year (2024 to 2025) summary details of the items of infrastructure to which the money has been allocated, and the amount of money allocated to each item (part g).

- 3.3. There is often a time period between first allocating s106 monies to a specific project and the money being spent. The s106 allocation may only be part of the intended project cost, therefore it cannot be spent until other sums are received and the project can be delivered.

Table 1 money allocated but not spent

Details of the items of infrastructure	Money
New decking at Red Lodge Pavilion	£37,097.61
A new play area in Beck Row	£59,173.50
Recreational Corridor Bury Road Kentford	£76,800.00
Newmarket town centre project to improve High Street	£101,991.11
Exning Allotment Association improvements to allotments	£3,741.85
Football changing facilities at Hundon	£10,007.50
Environmental improvements to Risbridge Meadows	£6,696.52
3G pitch Skyliner Way Sports Centre	£448,548.01
St Olaves Road new community centre project	£137,039.98
Warden post for Red Lodge special scientific interest site	£2,264.48
Environmental improvements at Aspal Close	£40,355.10
Footpaths serving Manor Road	£12,450.53
Improvements to Abbey Gardens	£254,662.49
Improvements to Bury Cemetery	£14,437.00
Warden for Red Lodge SSSI	£2,264.48
Improvements to play area at Green Road Newmarket	£86,318.21
Improvements to Castle Fields play area	£25,862.69
Parish Council sports changing rooms in Barrow	£172,208.54
Improvements to Rous Road car park Newmarket	£23,153.00
For maintenance of open space and play areas	£1,372,264.08
Total balance at 31 March 2025	£2,887,336.68

3.4. In 2024 to 2025 money spent on the following. (part h).

Table 2 items on which monies were spent

	Items on which money was spent	Spent in year
1	F/2013/0234/FUL improvements to pathways around the Guarded Orchard Newmarket	£6,338.98
2	DC/14/1181/HYB & DC/16/0730/FUL improvements to Abbey Gardens and Flying Fortress play area and Olding Road Skate Park in Bury St Edmunds	£87,816.86
3	DC/13/0906/FUL improvements to Tayfen Road play area	£27,107.88
4	DC/17/1107/FUL improvements at Aspal Close Beck Row including the access	£33,588.73
5	SE/09/1283/P improvements to Haverhill Health Centre	£400,395.50
6	DC/15/0264/FUL improvements to Exning allotments including water tanks	£2,731.26
7	F/2012/0704/FUL scoping work for the project to enhance Newmarket town centre	£5,140.00
8	SE/091283/P cremated remains vaults Haverhill Cemetery	£10,000.00
9	DC/13/0932/HYB new community centre at St Olaves Road, Bury St Edmunds	£766.00
10	DC/17/1721/FUL to help Flagship upgrade a bungalow at Pembroke Close to be built to M4(2) Adaptable and Accessible standard	£8,000.00
11	15 different development sites across West Suffolk pooling contributions to help Havebury Housing provide 13 additional affordable homes at Lark Grange Bury St Edmunds	£1,020,000.00
12	Commuted sums for various sites (see table 3)	£64,679.88
13	S106 monitoring and reporting	£12,109.00
	Total of spent monies in 2024 to 2025	£1,678,674.09

- 3.5. S106 money S106 money has helped deliver more affordable homes and adapting a bungalow with features that cater to a wider range of users, including those with disabilities. It has also improved and maintained play areas within the district. £400,395.50 was utilised to improve the health centre in Haverhill and £114,924.74 in total was spent improving open space facilities in Bury St Edmunds.
- 3.6. At the end of 2024 to 2025 West Suffolk Council was holding the following commuted sums (part h(iv)).

Table 3 commuted sums items

Location of open space area	Opening balance	Spent in year	Received in year	Closing balance
1 Hanchett End, Haverhill	£25,000.00	0		£25,000.00
St James Park, Bury St Edmunds	£3,500.00	£1,750.00		£1,750.00
Glastonbury Court, Bury St Edmunds	£2,000.00	£1,000.00		£1,000.00
Ehringhausen Way, Haverhill	£2,648.04	£882.67		£1,765.37
Marham Park, Bury St Edmunds	£20,000.00	0		£20,000.00
2 Hanchett End, Haverhill	£18,325.60	£2,081.40		£16,244.20
Risbridge Meadow, Kedington	£7,758.61	£1,939.66		£5,818.95
Sandpits, Station Road, Lakenheath	£1,799.00	£1,799.00		0
Walton's Way, Brandon	£4,099.00	£1,366.00		£2,733.00
Kings Warren, Red Lodge	£432,286.00	£6,145.00		£426,141.00
College Heath Road, Mildenhall	£4,500.00	£1,500.00		£3,000.00
Jeddah Way, Kentford	£5,881.00	£694.00		£5,187.00

Location of open space area	Opening balance	Spent in year	Received in year	Closing balance
East Close, Bury St Edmunds	£8,476	£1,059.50		£7,416.50
Manning Road, Bury St Edmunds	£502,459.17	£27,914.40		£474,544.77
Anvil Jeddah Way, Kentford	£97,896.87	£2,317.00		£95,579.87
Manor Road, Haverhill	£22,977.39	£2,297.74		£20,679.65
Chivers Road, Haverhill	£58,558.73	£1,715.00		£56,843.73
Cemetery Road, Wickhambrook	£44,007.30	£4,400.73		£39,606.57
Grove Park, Barrow	£17,868.40	£1,786.84		£16,081.56
C and D Marham Park, Bury St Edmunds	£16,348.56	£1,634.86		£14,713.70
Barrow Hill, Barrow		£2,396.08	£23,960.82	£21,564.74
Barrow Hill, SuDS, Barrow			£25,231.55	£25,231.55
Chilton Place, Clare			£48,133.46	£48,133.46
Lark Grange allotments, Bury St Edmunds			£16,682.79	£16,682.79
Lark Grange car park, Bury St Edmunds			£26,545.67	£26,545.67
Totals for 2024 to 2025	£1,296,389.67	£64,679.88	£140,554.29	£1,372,264.08

S106 obligations secured in 2024 to 2025

3.7. There were 21 s106 secured by West Suffolk Council in the financial year 2024 to 2025, of which six were variations to previous agreements and six were unilateral undertakings. The obligations secured a total of 206 new homes, of which 63 are affordable homes, to be provided by a registered housing provider. The council secured its policy target of 30 per cent affordable housing within all the related s106 signed in 2024 to 2025. There were s106 obligations which also secured contributions from two new care homes and two commercial sites.

- Number of s106 secured in financial year 2024 to 2025 - 21
- Related new homes – 206
- Related affordable homes – 63

3.8. The full list of s106 obligations secured in 2024 to 2025 is as follows.

Table 4 list of S106 obligations secured

Planning reference	Deed type and site address	Date of deed
DC/20/1969/FUL	Deed of Variation Land Adj. to Beck Lodge Farm, St Johns Street, Beck Row	9 April 2024
DC/22/0770/OUT	Agreement Land at Mildenhall Police Station, Kingsway, Mildenhall	23 April 2024
DC/22/0445/FUL	Unilateral Undertaking Land East of Firsfield, Bowbeck, Bardwell And Land within the Euston Estate	29 April 2024
DC/21/0315/FUL	Agreement Land at Little Court Haverhill Road, Little Wratting	6 June 2024
DC/23/1612/FUL	Agreement Land at 40 Hollow Road, Bury St Edmunds	13 June 2024
DC/23/0864/FUL	Agreement Land at Former St Felix School, Fordham Road, Newmarket	16 July 2024
DC/22/1998/FUL	Unilateral Undertaking Land at Cherry Tree Gardens, Beck Row	24 July 2024
DC/23/1603/FUL	Unilateral Undertaking Land at Cherry Tree Gardens, Beck Row	24 July 2024
DC/23/0864/FUL	Deed of Variation Land at the Former St Felix School, Fordham Road, Newmarket	15 August 2024

Planning reference	Deed type and site address	Date of deed
SE/06/2414/P	Deed of Variation Land at Hardwick Industrial Estate, Laundry Lane, Bury St Edmunds	5 September 2024
DC/18/1993/OUT	Deed of Variation Land adjacent to 1 St John Street, Beck Row	14 November 2024
DC/23/1373/FUL	Agreement Land at Kings Road, Bury St Edmunds	26 November 2024
DC/22/1297/FUL	Agreement Land at Brandon Library and Community Centre, Warren Close, Brandon	5 December 2024
DC/23/1777/FUL	Agreement Land opposite Kingshall Farmhouse, Kingshall Street, Rougham	19 December 2024
DC/21/0217/FUL	Unilateral Undertaking Land East of Newmarket Road, Worlington	23 December 2024
DC/24/0614/FUL	Unilateral Undertaking Land at All Saints Hotel, The Street, Fornham St Genevieve	16 January 2025
DC/24/0720/OUT	Agreement Land at Hatchfield Farm, Newmarket	27 February 2025
DC/24/0934/FUL	Unilateral Undertaking Land at SP128 Suffolk Business Park Extension, Fortress Way, Rougham	11 March 2025
DC/22/1267/FUL	Deed of Variation Land at Former Gasworks, Tayfen Road, Bury St Edmunds	18 March 2025
DC/13/0408/OUT	Deed of Variation Land at Hatchfield Farm, Newmarket	18 March 2025
DC/24/1483/OUT	Agreement Land at Cavendish Road, Clare	27 March 2025

All s106 monies for 2024 to 2025

- 3.9. The following table provides an overview of all the s106 monies held by West Suffolk Council at the start of financial year 2024 to 2025, all monies paid in, all monies spent and the closing balance, shown rounded to the nearest pound. This table shows the total figures for all infrastructure items.

Table 5 all s106 monies

West Suffolk infrastructure type	2024 to 2025 opening balance	2024 to 2025 received	2024 to 2025 spent	Spend detailed in Table 2	Year-end balance
Affordable housing	£1,765,695		£1,028,000	Items 10 to 11	£737,695
Community facilities	£154,173		£766	Item 9	£153,407
Health	£1,265,467	£55,824	£400,395	Item 5	£920,896
Public open space	£1,475,987	£86,334	£154,853	Items 1 to 4	£1,407,468
Newmarket long stay car parks	£23,153				£23,153
Red Lodge environmental	£37,097				£37,097
Newmarket Town Centre	£107,131		£5,140	Item 7	£101,991
Exning allotments	£6,473		£2,731	Item 6	£3,742
Warden at site of special scientific interest Red Lodge	£2,265				£2,265
Breckland Special Protection Area	£2,500	£1,418			£3,918
Haverhill Cemetery	£10,000		£10,000	Item 8	0
Commuted sums	£1,296,390	£140,554	£64,680	Item 12	£1,372,264
New monitoring fee	0	£12,109	£12,109	Item 13	0
Totals	£6,146,331	£296,239	£1,678,674		£4,763,896