

Borough Council of
King's Lynn & West Norfolk

Annual Infrastructure Funding Statement

Reporting Period:
01 April 2024 to 31 March 2025

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Frequently used acronyms

BNG	Biodiversity Net Gain
CIL	Community Infrastructure Levy
GIRAMS	Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy
IFS	Infrastructure Funding Statement
LPA	Local Planning Authority (generally district/borough councils; in our case this is BCKLWN)
LPI	Late Payment Interest
NCC	Norfolk County Council
NHZ	Neighbourhood Zone, which is usually a Parish Council
S106	Legal agreement pursuant to Section 106 of the Town and Country Planning Act

Introduction

This report provides information on the financial & non-financial contributions received from developers for the provision of infrastructure in BCKLWN. This will include specific details of the allocation & expenditure of the funds to demonstrate the application of funds received. The reports below cover receipts, allocations, and expenditure between 1st April 2024 & 31st March 2025.

FY24/25 has been an exciting year in the world of developer contributions, as in BCKLWN we have now introduced a new system to manage & display our income & outgoings, called Exacom. The Public Facing Module of Exacom is publicly accessible by anyone and everyone, and will allow greater transparency going forward.

[BCKLWN PFM - Home](#)

We have also adopted a new Local Plan in FY24/25 – while this doesn't necessarily have immediate impacts on developer contributions, the policies set out our intentions for future growth, which will in turn inform our spending priorities. LP05 is the policy relating to infrastructure & implementation, which states that CIL contributions 'will support borough wide facilities to accommodate increasing population'.

Developer contributions are sought in BCKLWN through both the Community Infrastructure Levy (CIL) and Section 106 agreements (also known as 'planning obligations').

CIL

CIL was introduced in 2010 and has been charged in BCKLWN since February 2017. It is a set charge based on the gross internal area of new development, which was designed to help fund the infrastructure needed to address the impacts of development across our area.

CIL must be used by LPAs to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. Part of the CIL collected is transferred to local (parish) councils, who have a wider scope, as they are also able to fund 'anything else that is concerned with addressing the demands that development places on an area'.

Parish councils, or 'Neighbourhood Zones', are required to submit an annual report to us each year, which enables us to see how much of their CIL is spent and retained, as well as allocated for future projects. These can be found on the Public Facing Module of Exacom, as well as a breakdown of their expenditure. Where the parish council has a website, this may also be published there.

Our CIL charging schedule, which sets out the rates and the current indexation level, is as below for FY24/25.

CIL Charging Schedule

Residential

	2017 (index 286)	2024 (381)	2025 (391)
<i>North & East of the Borough</i>	£60 per sqm	£79.93 per sqm	£82.03 per sqm
<i>South & West of the Borough</i>	£40 per sqm	£53.29 per sqm	£54.69 per sqm
<i>Unparished Area of King's Lynn</i>		£0 per sqm	

Retail

	2017 (index 286)	2024 (381)	2025 (391)
<i>Supermarkets & Retail Warehouses only</i>	£100 per sqm	£133.21 per sqm	£136.71 per sqm

Once received, CIL is split into three respective 'pots' of money. 5% of received CIL goes to administrative expenses, which includes officer time, system use & maintenance, and training. In local areas with no Neighbourhood Plan, 15% of the CIL received for developments in the relevant area goes to the parish council, and this is capped depending on how many houses are in the parish. If a parish does have a Neighbourhood Plan, the local council is transferred 25% of the CIL received, and this is uncapped. The remaining 70%/80% goes into what we call the 'strategic pot'. Further information on the strategic pot is in the Infrastructure List section below.

S106

Section 106 of the Town and Country Planning Act 1990 enables LPAs to enter into negotiated agreements to mitigate impacts of specific developments. These are used where necessary to make the development acceptable, and can include provision or contribution to schools, highways, health facilities, or local green infrastructure. These can also be more site-specific, and include drainage & open space provision.

LPAs are also able to seek planning obligations to secure affordable housing from residential developments. In certain circumstances, this may require contributions rather than delivery of on-site affordable units, which are to be spent on the delivery of affordable housing in the borough.

BNG

BNG came into effect in February 2024 for major sites, and April 2024 for smaller sites. This was designed as a way to improve biodiversity on a national scale, by requiring new development to have a positive impact 'net gain' on biodiversity.

The BNG legislation requires the submission of biodiversity plans & metrics to enable delivery. This is secured by condition, and in some circumstances a S106 agreement is required.

GIRAMS

The Green Infrastructure & Recreational Impact Avoidance & Mitigation Strategy (GIRAMS) replaces the previous mechanism of our Habitats Monitoring and Mitigation Fund (HMM). This came into effect in 2022.

This is a Norfolk-wide strategy, which aims to support Local Plan growth and ensure that adverse effects brought about by development are adequately mitigated. In West Norfolk, we have several areas of special protection, including Ramsar sites. The GIRAMS is a tariff-based system, which allows for strategic mitigation as it is a cross-boundary approach. The FY24/25 rate for GIRAMS was £221.17.

Where a financial contribution is due, this is usually paid on submission of the application, although larger sites may opt to pay this as part of a Unilateral Undertaking or S106 agreement.

CIL Report

Schedule 2 Section 1

- a. The total value of demand notices issued in the reported period is £5,619,339.14. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £2,807,842.88. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £207,066.12 and the total value of the late payment interest accrued is £40,499.45.

- b. The total amount of CIL collected within the reported period totals £3,283,755.71.
- c. The amount of CIL collected prior to the reported period totals £7,121,339.78. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Table 1: CIL Collected - Overview

Type	Received	Unallocated
Cash	£7,121,339.78	£0.00
Land Payment	£0.00	£0.00

- d. The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £1,929,450.60 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e. The total CIL expenditure recorded for the reported period is as follows:

Table 2: CIL Expenditure - Overview

Type	Expenditure
Admin CIL	£164,188.17
Neighbourhood CIL	£307,943.75
CIL Land Payments	£0.00
Other CIL Cash	£1,442,308.36
Total Value	£1,914,440.28

- f. The total amount of CIL allocated and not spent during the reported period is as follows – this does not include allocations made within the reported year that have been fully spent:

Table 3: CIL Allocations - Overview

Type	Allocated	Spent	Remaining
Admin CIL	£164,188.17	£164,188.17	£0.00
Neighbourhood CIL	£594,935.97	£307,943.75	£286,992.22
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£2,524,639.16	£1,442,308.36	£1,082,330.80

- g. i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Table 4: CIL Expenditure - Details

Infrastructure	Date	Amount	Description
Play Area Refurb - Stow Bridge	28 November 2024	£15,000.00	New outdoor play equipment
Play Area Refurb - Welney	28 January 2025 to 03 March 2025	£11,676.20	Inclusive play equipment - Sandgate Meadow Park
Education Facility - Feltwell Playground Resurfacing	03 October 2024 to 28 October 2024	£16,240.00	Feltwell Playgroup - Playground Resurfacing
Trod - Hurn Drove	21 November 2024	£4,681.00	Hurn Drove Resurfacing, access to Village Hall
Education Facility - Playground	03 December 2024	£3,368.00	School playgroup bespoke markings - snakes & ladders, dance & ballgames
Education Facility Upgrade	16 January 2025	£18,000.00	Watlington Community Primary School - Library furniture
Car Park Resurfacing - Wighenhall St Germans	15 October 2024	£41,520.00	Resurface Memorial Hall Car Park - 2nd half of carpark
Trod - Sedgeford Cemetery Footpath	02 January 2025	£5,280.00	Repair & extend Cemetery footpath
Community Safety - Riverbank Railings	12 February 2025	£8,000.00	To repair and/or replace approximately 136 concrete posts and tubular railing over



Infrastructure	Date	Amount	Description
			600m of riverbank in Nordelph.
Village Hall Upgrade - Disabled Toilet/Heating	15 October 2024	£2,000.00	Install new flooring to corridor and disabled toilet and new heaters to committee room at Upwell Village Hall
Play Area Refurb - Kings Lynn St. Martha's Early Year's	09 December 2024	£10,000.00	Kings Lynn - St. Martha's Early Years Playground redevelopment
Car Park Resurfacing - Gayton Church	05 December 2024	£3,364.49	St. Nicholas Church Gayton - Resurface Car Park
Ancient Monument Refurb	25 March 2025	£1,900.00	Refurbishment of the Wereham Spring Monument
Car Park Resurfacing - Emneth Hall	23 December 2024	£22,299.00	Total retarmac of Emneth Central Hall car park
Village Hall Refurb - Heacham Solar	22 January 2025	£9,749.06	Solar Power In Old Friends Hall, Heacham
Village Hall Refurb - Tilney All Saints Solar	22 November 2024 to 06 December 2024	£8,800.00	Solar Panels & electricity energy storage system
Car Park Resurfacing - West Winch	12 November 2024	£67,023.18	Resurface Village Hall Carpark
Village Hall Refurb- Southery Flooring, Heating, Lighting	10 February 2025 to 24 February 2025	£6,028.30	Floor, Heating & Lighting
Sports Facility - Football Club Pavilion	09 January 2025 to 10 March 2025	£83,984.19	North Wootton Park - Football Club Pavilion Upgrade
Village Hall Upgrade - Upwell Solar, heating & insulation	07 May 2024 to 21 August 2024	£22,502.00	Environmental Transformation - solar panels, new heating system and insulation.
Sports Facility - Hockwold Cricket Club Upgrade	09 April 2024	£106.00	Hockwold Cricket Club Improvements
Village Hall Replacement - Walpole St Peter	11 November 2024 to 28 November 2024	£45,000.00	Parish Hall Demolition and Rebuild



Infrastructure	Date	Amount	Description
Highways Improvement - Speed Signage	28 May 2024	£8,142.25	20mph speed limit at village school
Trod - Wimbotsham to Stow Bridge	23 May 2024	£21,858.00	Trod to link Wimbotsham and Stow Bridge
Sports Facility - Bircham Cricket Club Nets	19 September 2024	£30,000.00	Bircham Cricket Club - new nets
Community Hall Refurb - Stoke Ferry Disabled Access	03 June 2024	£923.12	Bluebell Hub - Disabled Access
Trod - Chapel Road	23 April 2024	£5,000.00	Chapel Road Footpath - surface upgrade
Play Area Refurb - Heacham	10 May 2024	£10,000.00	Recreation Ground Renewal and Replacement works
Play Area Refurb - Tilney St Lawrence	03 April 2024	£4,830.00	Refurbishment of outdoor play equipment
Play Area Refurb - Snettisham	18 February 2025	£24,500.00	Memorial Field Play Area
Education Facility - Outdoor Learning	29 April 2024	£10,692.00	Denver VC Primary School - Outdoor Learning Area
Community Safety - Coastwatch New Station	11 April 2024 to 14 May 2024	£22,860.12	National Coastwatch - New Station Project
Green Infrastructure - Solar Panels	18 September 2024	£5,068.00	RSPCA Norfolk West - Hunstanton Solar
Play Area Refurb - Grimston	28 May 2024	£24,293.00	Playground Refurbishments
Village Hall Refurb - Docking Doors	07 May 2024 to 26 July 2024	£8,000.00	Replacement Doors
Play Area Refurb - Walpole	03 April 2024	£23,000.00	Playground maintenance/repairs
Play Area Upgrade - Heacham	14 May 2024	£30,000.00	Recreation Ground New Equipment
Play Area Refurb - West Dereham	07 August 2024	£30,000.00	West Dereham Playground Project
Sports Facility - Dersingham Tennis Court Repair	17 May 2024	£6,000.00	Dersingham Tennis Club - Repair of Court 2
Open Space - Wootton Park Drainage	28 October 2024	£7,750.00	Wootton Park - Drainage



Infrastructure	Date	Amount	Description
Education Facility - Outdoor Classroom	03 June 2024	£5,400.00	Edmund De Moundeford - Outdoor Classroom
Village Hall Upgrade - Tilney St Lawrence	10 July 2024 to 30 September 2024	£30,000.00	Upgrading of the Village Hall
Open Space Map	07 August 2024	£4,000.00	Congham Walk Map
Open Space Sculpture	03 June 2024	£11,830.00	Harding's Pits - Replace the whale sculpture and shelter
Sports Facility - Denver Pavilion Fire Safety	27 August 2024	£15,900.00	Denver Pavilion Fire Escape Replacement
Education Facility - Downham Market Academy Sensory Trail	12 July 2024 to 13 January 2025	£10,814.74	Learning is Natural-Discovery and Sensory Trail
Sports Facility - North Wootton Rugby Pavilion	29 January 2025 to 25 March 2025	£60,000.00	Extend changing facilities
Sports Facility - Terrington Tennis Court Resurfacing	14 May 2024	£12,500.00	TSCTC Court Surface Renewal
Village Hall Refurb - Ringstead Redecoration	22 April 2024 to 07 July 2024	£1,065.98	Re-decoration Project 2023
Sporting Facility North Runcton Tennis Courts	29 April 2024 to 04 June 2024	£22,000.00	Resurface Hard Tennis Courts
Green Infrastructure - Coastal Path	06 August 2024	£267,171.20	Closer to Nature - Norfolk Coast Path National Trail (hosted by Norfolk County Council)
Green Infrastructure - RSPCA Heating Upgrade	11 October 2024	£12,500.00	Rehoming Centre-Air Source Heat Pump
Play Area Refurb - Brancaster	25 July 2024	£20,000.00	Play Equipment - Village Hall Playing Field
Play Area Upgrade - Gaywood	17 June 2024 to 29 July 2024	£50,000.00	Gaywood Play Park 2 - Extension to play area
Trod - Hurn Drove	21 November 2024	£15,000.00	Hurn Drove resurfacing
Community Facility - West Acre	06 January 2025	£4,500.00	New theatre costume & props storage



Infrastructure	Date	Amount	Description
Green Infrastructure - RSPCA LED Lighting	09 April 2024	£2,000.00	RSPCA Hunstanton Shop LED Lighting
Sports Facility - North Runcton Cricket Club	08 July 2024 to 03 October 2024	£39,396.00	Facility Upgrade - Accessibility/inclusion
Church Refurb - Kings Lynn Gaywood	03 April 2024 to 05 June 2024	£16,471.60	Renovation of Church Rooms
Sports Facility - Castle Rising Cricket Club	20 May 2024	£2,275.84	Cricket Club - Seating
Highway Improvement - Castle Rising Gateway	11 March 2025	£4,875.00	Village Gateway
Car Park Resurfacing - Wiggshall St Germans	12 September 2024	£48,000.00	Wiggshall St Germans Memorial Hall - Resurface Car Park
Education Facility - Wiggshall St Mary Outdoor Classroom	20 May 2024	£12,655.00	Magdalen Academy - Primary School Outdoor Classroom
Village Hall Refurb - Sedgford	20 May 2024	£3,428.00	Village Hall Refurb & Security
Church Refurb - Upwell St Peters Church	09 October 2024	£30,000.00	New Drainage and associated masonry repairs
Green Infrastructure - Hunstanton Orchard	04 February 2025	£4,000.00	Community Orchard
Community Facility - Charity Beach Hut	09 July 2024	£7,500.00	West Norfolk Mencap - Beach Hut Upgrade
Tourism/Economy - Kings Lynn Trues Yard Heating	07 May 2024	£6,348.00	Community Museum - Replacement Boiler/Storage
Sedgford Village Hall Refurbishment	24 March 2025	£4,610.00	Replacement Boiler, hand dryers & play area refurb.
Energy Efficiency and Environmental Improvements Project	24 March 2025	£6,970.06	Replace fire exit doors at rear of building and replace windows, replace front double entrance doors/fire exit,

Infrastructure	Date	Amount	Description
			replace external kitchen/fire exi...
Middleton Towers Railway Station Refurb	12 March 2025	£16,640.40	Removal and installation of a new waiting room roof, new store room roof and support beams for both. Removal of the platform canopy, construction...

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the number of education places provisioned via CIL is 0.

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is £0 – no infrastructure was funded through borrowing.

iii) The amount of CIL collected towards administration expenses is £164,188.25. This was 5% of the total CIL receipts collected (£3,283,563.38) in the reported period.

BCKLWN has set a collection percentage of 5%. The percentage taken may differ due to land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, and surcharges not being split with neighbourhood areas.

The amount of CIL spent on administration expenses during the reported year was £164,188.25. This was 5% of the total CIL collected within the reported year.

- h. Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent, and what it has been allocated towards is as follows:

Table 5: CIL Allocations - Details

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
Sports Facility - Emneth Bowls Toilet	£4,422.00	£4,422.00	20 January 2025
Education Facility - Outdoor Shelter	£15,792.00	£15,792.00	16 September 2024
Trod - Park Piece	£22,804.80	£22,804.80	08 October 2024
Play Area Refurb - Walpole	£10,529.00	£10,529.00	03 October 2024



Trod - Shouldham Thorpe to Shouldham	£16,145.82	£16,145.82	16 September 2024
Highways - Kerbing	£11,963.00	£11,963.00	16 September 2024
Community Safety - Riverbank Railings	£13,720.00	£5,720.00	02 October 2024
Play Area Refurb - Crimplesham	£13,000.00	£13,000.00	16 September 2024
Ancient Monument Refurb	£3,537.00	£1,637.00	19 September 2024
Village Hall Lighting and Fire Alarm	£3,661.01	£3,661.01	24 November 2024
Village Hall Upgrade - Nordelph solar, windows & floor	£43,800.00	£43,800.00	19 September 2024
Play Area Refurb - Pentney	£25,000.00	£25,000.00	31 January 2025
Open Space Refurb	£18,172.00	£18,172.00	19 September 2024
Car Park Extension	£31,000.00	£31,000.00	21 October 2024
Green Infrastructure - Community Garden	£6,203.15	£6,203.15	16 September 2024
Sports Facility - Thornham New Pavilion	£70,000.00	£70,000.00	17 October 2024
Education Facility Refurb	£69,789.52	£69,789.52	19 November 2024
Village Hall Refurb- Southery Flooring, Heating, Lighting	£77,445.31	£71,417.01	17 October 2024
Community Safety - River Railings	£40,876.00	£40,876.00	11 December 2024
Trod - West Lynn	£287,000.00	£287,000.00	05 November 2024
Sports Facility - Football Club Pavilion	£100,611.50	£16,627.31	04 December 2024
Car Park Resurfacing - Emneth Playing Field	£100,000.00	£100,000.00	05 December 2024
Play Area Refurb - North Creak MUGA	£103,395.00	£103,395.00	14 November 2024
Community Facility - West Acre	£9,000.00	£4,500.00	08 April 2024
Upwell River Side Railings	£10,000.00	£10,000.00	19 February 2025
Playground Upgrade	£35,000.00	£35,000.00	25 March 2025
Inclusive Playground Disabled Parking & Access	£5,000.00	£5,000.00	20 February 2025
Community Future Health and Fitness for North & South Wootton	£50,000.00	£50,000.00	25 February 2025
Listed Building - Roof Repairs	£11,688.00	£11,688.00	03 March 2025
Outdoor Meeting Facility	£11,575.71	£11,575.71	03 March 2025
Sedgeford Village Hall Refurbishment	£7,700.00	£3,090.00	10 March 2025
School Play Equipment	£5,366.00	£5,366.00	25 February 2025
Energy Efficiency and Environmental Improvements Project	£13,610.38	£6,640.32	25 February 2025
Ashwicken Inclusive Playground Regeneration	£43,933.50	£43,933.50	25 February 2025



Middleton Towers Railway Station Refurb	£30,816.00	£14,175.60	20 February 2025
Church Heating	£15,000.00	£15,000.00	23 February 2025
Safety Improvements to Leziate Village Hall	£3,060.96	£3,060.96	19 February 2025
Outdoor shelter/classroom	£8,364.35	£8,364.35	03 March 2025
3G Pitch Fencing - Heacham	£29,850.40	£29,850.40	25 February 2025
Improve access to new community facilities	£20,000.00	£20,000.00	20 February 2025
Upgrade Electrical and Safety Infrastructure	£44,000.00	£44,000.00	21 February 2025
Reducing Carbon Emissions	£15,000.00	£15,000.00	25 February 2025
Safe Pedestrian access to Community Facilities and Amenities at Great Massingham	£25,000.00	£25,000.00	26 February 2025
Snettisham Community Gardening Hub	£8,586.00	£8,586.00	03 March 2025
Stoke Ferry Village Hall upgrade	£149,129.97	£149,129.97	06 March 2025
Outdoor Manege Reconstruction at The Magpie Centre	£57,109.00	£57,109.00	20 March 2025
South Lynn Community Orchard and Beuys Acorns	£58,758.00	£58,758.00	12 March 2025
Springwood High Theatre Seating	£100,000.00	£100,000.00	25 March 2025
Playground Installation - Trim Trail	£30,000.00	£30,000.00	21 February 2025

- i. i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

Table 6: CIL passed to Parish Councils

Zone	Date	Amount Passed
Barwick – retained to spend in area	28 April 2024	£341.96
Brancaster	28 October 2024	£17,026.47
Burnham Market	28 April 2024	£5,000.00
Burnham Market	28 October 2024	£7,048.33
Burnham Overy	24 April 2024	£458.81
Castle Rising	28 October 2024	£19,220.09
Clenchwarton	28 October 2024	£2,478.29
Docking	28 April 2024	£1,419.18
Docking	28 October 2024	£1,398.73
Downham Market	28 April 2024	£3,084.34



Zone	Date	Amount Passed
Downham Market	28 October 2024	£41,734.22
Downham West	28 April 2024	£1,830.00
Downham West	28 October 2024	£17.25
East Winch	28 April 2024	£1,287.27
Emneth	28 April 2024	£3,552.38
Emneth	28 October 2024	£477.61
Feltwell	28 April 2024	£3,332.72
Grimston	28 April 2024	£299.61
Heacham	28 October 2024	£13,037.35
Hilgay	28 April 2024	£2,700.93
Hillington	28 October 2024	£1,904.29
Holme next the Sea	28 October 2024	£3,515.43
Hunstanton	28 April 2024	£49,831.93
Ingoldisthorpe	28 April 2024	£3,221.47
Leziate	28 October 2024	£3,363.37
Little Massingham	28 October 2024	£980.76
Marham	28 October 2024	£3,574.33
Marshland St James	28 April 2024	£851.59
Methwold	28 April 2024	£8,776.16
Methwold	28 October 2024	£43.80
North Creake	28 October 2024	£267.73
North Wootton	28 April 2024	£10,729.84
North Wootton	28 October 2024	£147.29
Northwold	28 April 2024	£2,961.22
Northwold	28 October 2024	£5,166.42
Old Hunstanton	28 April 2024	£146.71
Old Hunstanton	28 October 2024	£13,097.80
Outwell	28 April 2024	£3,687.95
Pentney	28 April 2024	£2,314.68
Ringstead	28 October 2024	£7,153.77
Roydon	28 April 2024	£5,401.90
Runcton Holme	28 April 2024	£25.69
Snettisham	28 October 2024	£4,454.06
South Wootton	28 April 2024	£42,266.97
South Wootton	28 October 2024	£182,570.77
Southery	28 April 2024	£4,105.61
Stoke Ferry	28 April 2024	£505.43
Stoke Ferry	28 October 2024	£10.93
Stow Bardolph	28 April 2024	£2,076.08
Terrington St Clement	28 October 2024	£156.18
Tilney St Lawrence	28 April 2024	£1,934.98
Tilney St Lawrence	28 October 2024	£1,432.39
Upwell	28 April 2024	£7,424.30
Upwell	28 October 2024	£763.60
Walpole	28 October 2024	£4,271.97
Walpole Cross Keys	28 October 2024	£5,940.29
Walsoken	28 April 2024	£705.28
Watlington	28 April 2024	£900.06



Zone	Date	Amount Passed
West Walton	28 October 2024	£384.54
Wiggenhall St Germans	28 April 2024	£277.50
Wiggenhall St Germans	28 October 2024	£345.94
Wiggenhall St Mary Magdalen	28 October 2024	£252.26

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year: £0

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4): £0

- j. i) The total collected by Borough Council of King's Lynn and West Norfolk for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0, and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones was £0.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5-year period, during the reported year was £0.

The amount of CIL spent under Regulation 59E during the reported year was £0.

The amount of CIL allocated during the reported year under Regulation 59F during the reported year was £0.

The amount of CIL spent under Regulation 59F during the reported year was £0.

- k. i) The amount of CIL requested under Regulation 59E for the reported year is as follows per Neighbourhood Zone: n/a
- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each Neighbourhood Zone: n/a
- l. i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year, and that had not been spent is £1,547,764.92.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 15 February 2017 to the end of the reported year that had not been spent is £1,833,545.10



iii) The amount of CIL collected and that had not been spent under Regulations 59E and 59F that has not been spent is £0.

iv) The amount of CIL collected from 15 February 2017 to the end of the reported year under Regulations 59E and 59F that has not been spent is £0.

S106 Report

Schedule 2 Section 3

- a. The total amount of money to be provided under any planning obligations which were entered into during the reported year is £126,548.19. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b. The total amount of money received from planning obligations during the reported year is £102,994.10.
- c. The total amount of money received prior to the reported year that has not been allocated is £1,446,461.13.
- d. During the reported year, the following non-monetary contributions have been agreed under planning obligations:
 - i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 14. The total number of affordable housing units to be provided by S106 off-site funding allocations made within the reported period is 0.
 - ii) The total education provisions that have been agreed under S106 agreements is nil – this is reported by Norfolk County Council. No education provisions have been funded by offsite S106 and other funding sources allocated during the reported year.

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Table 7: S106 Obligations Agreed

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing - Provision of 3 Units (on site)/Strategic Housing	09/05/2024	S1,P2A,2.4	22/00871/FM
Bio Diversity Net Gain/BNG – implementation of scheme	03/04/2024	S2,P1,2.2	23/00496/FM
Affordable Housing - Provision of 2 Units (on site)/Strategic Housing	03/04/2024	S2,P2a,2.4	23/00496/FM
Affordable Housing - Provision of 2 Units (on site)/Strategic Housing	06/12/2024	S2,P1A,2.3	23/00768/FM
Flooding / Drainage (inc SuDS)	06/12/2024	S3,P1,2.1	23/00768/FM
Bio Diversity Net Gain/BNG – implementation of scheme	16/12/2024	S3,P1,1.1	24/01540/FM



Affordable Housing - Provision of 3 Units (on site)/Strategic Housing	21/01/2025	S2,2.4	23/01741/FM
Affordable Housing - Provision of 3 Units (on site)/Strategic Housing	12/03/2025	S2,P1,2.3	23/00824/FM
Affordable Housing - Provision of 1 Unit (on site)/Strategic Housing	28/10/2024	S2,P1,2.4	23/01873/F

- e. The total amount of money from planning obligations allocated towards infrastructure during the reported year was £670,667.70. Of this amount, £580,806.14 was not spent during the reported year.
- f. The total amount of money from planning obligations spent during the reported year was £339,861.59. Of this amount, £250,000 was spent by a third party on behalf of BCKLWN and was passed to NCC.
- g. The following items have had money allocated towards them with unspent allocations:

Table 8: S106 Allocations

Infrastructure	Allocated	Date Allocated	Unspent
Plovers in Peril stage 4	£27,758.00	2021	£27,758.00
Plovers in Peril stage 5	£28,485.00	2021	£28,485.00

- h. In relation to money which was spent by BCKLWN during the reported year:
- i) The items of infrastructure that planning obligation money has been spent on, and the amount spent, are as follows:

Table 9: S106 Expenditure

Infrastructure	Spent	Date Spent	Spend Description
Plovers in Peril stage 3	£27,049.00	05/12/2024	Habitat Mitigation Project
Skate Park Ramp	£4,571.43	19/07/2024	Payment to refurbish skate ramp at Parkway
GIRAMS – passed to NCC	£250,000.00	31/03/2025	GIRAMS payments
Open Space – The Howards	£77.76	31/03/2025	Open Space Maintenance
Open Space – Nursery Drive	£171.81	31/03/2025	Open Space Maintenance



Infrastructure	Spent	Date Spent	Spend Description
Play Area – Nursery Drive	£103.44	31/03/2025	Play Area Ongoing Maintenance
Open Space – Stickland Avenue	£6,176.00	31/03/2025	Open Space Maintenance
Play Area – Stickland Avenue	£1,642.00	31/03/2025	Play Area Ongoing Maintenance
Open Space – King's Chase	£127.96	31/03/2025	Open Space Maintenance
Play Area – King's Chase	£102.77	31/03/2025	Play Area Ongoing Maintenance
Open Space – Meadowfields	£351.21	31/03/2025	Open Space Maintenance
Open Space – Coriander Road	£242.00	31/03/2025	Open Space Maintenance
Play Area – Coriander Road	£759.00	31/03/2025	Play Area Ongoing Maintenance
Open Space – Templemead	£157.21	31/03/2025	Open Space Maintenance
Open Space – Town St, Upwell	£235.00	31/03/2025	Open Space Maintenance
Open Space – Civray Avenue	£3,341.00	31/03/2025	Open Space Maintenance
Play Area – Civray Avenue	£4,339.00	31/03/2025	Play Area Ongoing Maintenance
Open Space – Bishops Park	£9,151.00	31/03/2025	Open Space Maintenance
Open Space – Clenchwarton Rd	£2,272.00	31/03/2025	Open Space Maintenance
Play Area – Leete Way, West Winch	£768.00	31/03/2025	Open Space Maintenance
Open Space – King's Reach 3	£2,616.00	31/03/2025	Open Space Maintenance
Open Space – Lynn Rd/Bexwell Rd	£3,182.00	31/03/2025	Open Space Maintenance
Open Space – King's Reach 1 & 2	£14,176.00	31/03/2025	Open Space Maintenance
Play Area – King's Reach 1 & 2	£1,850.00	31/03/2025	Play Area Ongoing Maintenance
Open Space – Milton Rd	£215.00	31/03/2025	Open Space Maintenance
Open Space – Foundry Place	£3,957.00	31/03/2025	Open Space Maintenance
Open Space – Railway Rd/Richmond Rd	£1,934.00	31/03/2025	Open Space Maintenance
Open Space – Lynnsport 1, 3, 4, 5	£294.00	31/03/2025	Open Space Maintenance

- ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide is £0.
- iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.
- i. The total amount of money retained at the end of the reported year is £1,826,623.57. Of this amount retained an amount of £524,563.14 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Table 10: S106 Retained for Maintenance

Description	Amount
Total collected for long term maintenance	£524,563.14
Total allocated towards maintenance	£524,563.14
Total spent on maintenance	£62,812.59

Infrastructure List

In FY24/25, the CIL was allocated according to the CIL Governance Document, which held that CIL would be spent on either Green Infrastructure or Leisure Time Activities. All of the allocations should have related to at least one of these criteria. Please see information related to projects allocated in FY24/25 in schedule 2 section 1 h) of the CIL report above.

However, it has been decided by Cabinet that there ought to be a more strategic use of the CIL funds, as the 'strategic pot' has been increasing annually. In autumn 2025, our new Spending Strategy & Policy Document were approved at Cabinet, and going forward our CIL allocation will look a little different than in previous years.

BCKLWN will use their CIL in an 80/20 split, with 80% of the strategic portion used for capital projects on the corporate list, and 20% used to allocate community projects based on an application process.

Once allocations are made, they will be published on our website and in the relevant IFS. We are anticipating the first allocations under the new policies to be made in summer 2026, with projects to be completed within 3 years.

Rather than a narrow criteria list, the new system will have a more open approach to allocating infrastructure, and instead prioritise:

- Infrastructure projects that will make development within the Local Plan sustainable in planning terms; and
- Projects that are demonstrably deliverable, and ready to be included in the IFS.

It is anticipated that the IFS for FY25/26 will include information about the chosen capital projects and the allocations for community projects. The new process will be reviewed in the future to ensure compliance with the CIL regulations, and best use of the CIL funds received by BCKLWN.