

Fenland District Council Infrastructure Funding Statement 2019/20

1. Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) for Fenland District Council for a given financial year.

Fenland District Council is now required to produce an Infrastructure Funding Statement as a result of recent changes to government legislation. This is FDC's first Infrastructure Funding Statement.

The income from S106 Contributions (which are also known as 'planning obligations' or 'developer contributions') is used to help fund supporting infrastructure whilst also contributing to opportunities for employment growth and the provision of affordable housing.

Section 2 of this IFS presents FDC's collection and spending of S106 income in the financial year 2019/20.

Key Facts

£118,824 S106 Contributions were received by FDC in 2019/20

Year	S106 Received
2016/17	£438,017
2017/18	£352,370
2018/19	£780,554
2019/20	£118,824

£961,921.21 was spent or committed to be spent during the reporting period. These contributions either fund part of a project or a whole project.

Section 106 Agreements

Section 106 Agreements (also known as Planning Obligations) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

2.0 Section 106 Agreements - Collection & Expenditure

2.1 S106 Income FDC S106 Income for 2019/20 was £118,824, please refer to the table below for details of the developments that provided the funds. Also, 98 Affordable Dwellings were delivered via S106 Agreements in 2019/20.

Amount Received	Contribution Type	Planning Reference
£31,173	Community & Leisure	F/YR15/0195/F
£6,000	Community & Leisure	F/YR11/0184/F
£1,535	Wind Turbine	F/YR01/1212/F
£10,498	Wind Turbine	F/YR01/1269/F

£9,356	Wind Turbine	F/YR02/0143/F
£15,444	Wind Turbine	F/YR11/0094/F
£29,611	Wind Turbine	F/YR02/1327F
£5,500	Wind Turbine	F/YR03/0990/F
£3,408	Wind Turbine	F/YR06/0594/F
£1,347	Wind Turbine	F/YR05/1451/F
£4,013	Wind Turbine	FYR07/0431/F
£939	Wind Turbine	F/YR07/0602/F

2.2 S106 Expenditure

£961,921.21 was spent or committed to be spent during the reporting period. These contributions either fund part of a project or a whole project.

Funding included contributions for the following projects:

£74,091 Public Open Space Improvements at New Road Cemetery, Meeks Cemetery and installation of play equipment at Wenny Road Play Area.

£15,343 West End Skate Park, March

£30,000 Manea Railway improvement contribution

£104,513 Shelters and ticket machines Whittlesey Station

£92,917 Public Open Space contribution to upgrade and improve the open space adjoining the development at Whittlesey

£192,157 Wisbech Bus Service

2.3 S106 Agreements signed

FDC entered into six S106 agreements that include contributions for FDC during the reporting period:

Planning reference	Development Address
F/YR17/1217/F	Land Nth Of Orchard Hse High Rd Wisbech St Mary
F/YR11/0976/EXTIME	Fenland Park Lerowe Road Wisbech
F/YR09/0648/F	Land West Of Old Council Depot Gaul Road March
F/YR17/0304/F	Land East Of 88 Sutton Road Leverington
F/YR16/1168/F	Land North East of 53 The Chase, Leverington
F/YR17/1127/O	Land North Of 145-159 Wisbech Road March

The total sum of the contributions contained in these agreements for FDC is £239,300, with £124,453 towards PCT contributions and £27,600 for the NHS. Indexation will be applied at the point of payment.

In addition to the financial contributions the Agreements have also secured the provision of Affordable Housing, Open Space and Play Equipment.

The S106 Agreements and other relevant documents from each planning application can be viewed at:

<https://www.fenland.gov.uk/publicaccess/>

Cambridgeshire County Council publish their own IFS which reports on all County Council S106 contributions.

2.4 S106 Allocations

£1,367,676 of S106 funds were available to be allocated by FDC at the close of the 2019/20 reporting period. This sum includes S106 sums which have, or will be, passed to an internal team to fund a specific infrastructure project or infrastructure type. It also includes sums which will be passed to an external organisation, but which are yet to be transferred.

The allocation of any S106 contribution requires the proposed project to meet the definitions contained in the S106 Agreement for each development.

This funding is allocated towards infrastructure projects which may be:

- dependent on the delivery of cumulative housing sites to trigger demand; -
- dependent on other funding mechanisms to support delivery;
- dependent on other processes to complete prior to project delivery, for example the transfer of land;
- large single projects for which delivery is already underway but for which funding has not yet been drawn down.

3 Planned Expenditure 2020/21

This section sets out how the spending of S106 income will be prioritised over the next reporting period.

The amount and timing of S106 funding is dependent on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development.

S106 funding must be spent in accordance with the terms of the legal agreement and is usually required to be spent within a specific period of time. S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.