

Fenland District Council Infrastructure Funding Statement 2020/21

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 (FDC) 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 second 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.

Key Facts

£477,794 S106 Contributions were received by FDC in 2020/21

Year	S106 Received
2016/17	£438,017
2017/18	£352,370
2018/19	£780,554
2019/20	£118,824
2020/21	£477,794

£754,079 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 are legal agreements which can be attached to a planning permission to mitigate the impact of development.

The Obligations contained in S106 Agreements 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 2020/21 was £477,794, please refer to the table below for details of the developments that provided the funds. Also, 6 Affordable Dwellings were delivered via S106 Agreements in 2020/21.

Amount Received	Contribution Type	Planning Reference
£34,835	Leisure Services	F/YR15/0402/F
£41,451	Leisure Services	F/YR12/0006/F
£11,620	FDC Railway Service	F/YR14/0183/O
£4,000	Community Facilities	F/YR16/0074/F
£2,072	FDC Waste Services	F/YR12/0006/F
£2,142	FDC Waste Services	F/YR12/0064/F
£10,397	Leisure Services	F/YR15/0290/F
£42,833	Leisure Services	F/YR12/0064/F
£28,317	Leisure Services	F/YR15/0077/O
£179,340	Affordable Housing	F/YR15/0077/O
£10,665	Wind Turbine	F/YR01/1269/F
£1,572	Wind Turbine	F/YR01/1212/F
£9,408	Wind Turbine	F/YR02/0143/F
£15,851	Wind Turbine	F/YR11/0094/F
£29,966	Wind Turbine	F/YR02/1327F
£5,584	Wind Turbine	F/YR03/0990/F
£3,460	Wind Turbine	F/YR06/0594/F
£1,367	Wind Turbine	F/YR05/1451/F
£4,077	Wind Turbine	F/YR07/0431/F
£953	Wind Turbine	F/YR07/0602/F
£37,884	Wind Turbine	F/YR07/1184/F

2.2 S106 Expenditure

£754,079 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 nine S106 agreements that include contributions for FDC during the reporting period:

Planning reference	Development Address
F/YR14/1020/O	Land East Of Berryfield March
F/YR19/1001/O	Land South Of 63-77 Newgate Street Doddington
F/YR14/0183/O	Westhaven Nursery Peterborough Road Whittlesey
F/YR19/0152/O	Land South Of 8 - 59 Fairbairn Way Chatteris
F/YR19/0186/O	158 Stonald Road Whittlesey
F/YR18/1136/F	Land South West of 1 - 23 Springfield Avenue March
F/YR19/0990/F	Land at Barton Road Wisbech
F/YR10/0804/O	Mixed use development Land at Chatteris
F/YR19/0834/O	Land at Womb Farm Doddington Road Chatteris

The total sum of the contributions contained in these agreements for FDC is £871,998. 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 and Open Space.

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

<https://www.publicaccess.fenland.gov.uk/publicaccess/search.do?action=simple&searchType=Application>

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

2.4 S106 Allocations

£1,510,826 of S106 funds were available to be allocated by FDC at the close of the 2020/21 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 2021/22

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. This makes it difficult to forecast future S106 income and expenditure.

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.