

## Fenland District Council Infrastructure Funding Statement 2023/24

### 1. Introduction

The Infrastructure Funding Statement (IFS) provides a summary of the financial (and non-financial) contributions relating to Section 106 Legal Agreements (S106) for Fenland District Council for a given financial year. Reporting on contributions sought and received from developers for the provision of infrastructure to support new development.

Fenland District Council is required per annum to produce an Infrastructure Funding Statement under the regulation Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3 to detail how much has been collected, spent and the funded projects to date.

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 2023/24

#### Key Facts

£213,538, S106 Contributions were received by FDC in 2023/24

Year	S106 Received
2016/17	£438,017
2017/18	£352,370
2018/19	£780,554
2019/20	£118,824
2020/21	£477,794
2021/22	£478,073
2022/23	£170,112
2023/24	£213,538

£1,097,653 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 and growth.

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 2023/24 was £213,538 please refer to the table below for details of the developments that provided the funds.

244 Affordable Dwellings (as gross completions) were delivered via S106 Agreements in 2023/24.

<b>Amount Received</b>	<b>Contribution Type</b>	<b>Planning Reference</b>
£80,376	Affordable Housing	F/YR21/0328/F
£2,035	Wind Turbine	F/YR01/1212/F
£13,702	Wind Turbine	F/YR01/1269/F
£24,500	Wind Turbine	F/YR07/1184/F
£12,079	Wind Turbine	F/YR02/0143/F
£11,683	Wind Turbine	F/YR03/0990/F & F/YR06/0594/F
£1,766	Wind Turbine	F/YR05/1451/F
£5,237	Wind Turbine	F/YR07/0431/F
£1,225	Wind Turbine	F/YR07/0602/F
£19,891	Wind Turbine	F/YR02/1327/F
£38,447	Wind Turbine	F/YR11/0094/F

## 2.2 S106 Expenditure

£1,039,513 was committed and £58,140 was spent during the reporting period. These contributions either fund part of a project or a whole project.

Funding included contributions for the following projects:

£1,014,928.00 on 33 Houses for homeless and Ukraine families

£15,510 Wisbech Park Play area refurbishment

£9,075.94 Wisbech Park Play area refurbishment

£4,00 Picnic table and benches Guyhirn

## 2.3 S106 Agreements signed

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

Planning reference	Development Address
F/YR15/0134/O	Land North Of Whittlesey East Of East Delph, Whittlesey
F/YR22/1156/O	Land North Of 96A To 100 Westfield Road, Manea
F/YR23/0201/F	Land West Of 43-69 Wimblington Road, March
F/YR23/0349/VOC	Land South East Of Chatteris London Road, Chatteris
F/YR21/0885/F	1-3 Hostmoor And 1 Martin Avenue, March
F/YR22/0062/O	Land South Of 73-81 Upwell Road, March
F/YR21/1360/O	Land North East Of 3-31 Hemmerley Drive, Whittlesey
F/YR17/0304/F	Land East Of 88 Sutton Road, Leverington
F/YR22/1333/F	Land South Of Chrysanthemum House, Barton Road, Wisbech
F/YR22/0496/F	Land South West Of 1 To 23 Springfield Avenue, March
F/YR22/0495/O	36 Westfield Road, Manea

The total sum of the contributions contained in these agreements for FDC is £520,870.48 and 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 via Fenland District Council's planning public access:

[Simple Search \(fenland.gov.uk\)](https://fenland.gov.uk)

Cambridgeshire County Council publish their own IFS which reports on all County Council S106 contributions [Infrastructure Funding Statement | Cambridgeshire County Council](#)

## 2.4 S106 Allocations

£1,042,629 of S106 funds were available to be allocated by FDC at the close of the 2023/24 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 2022/23

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.

## Section 278 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 4 The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under Section 2 of this report.

Fenland District Council did not enter into any Section 278 Agreements

Date Application	Deed/Clause/Covenant	Amount
N/A	N/A	N/A