

Fenland District Council Infrastructure Funding Statement 2024/2025

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 (FDC) 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 (IFS) 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 2024/25

Key Facts

£1,063,186.01, S106 Contributions were received to FDC in 2024/2025

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
2024/25	£1,063,186.01

£376,456.17 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 2024/25 was £1,063,186.01 please refer to the table below for details of the developments that provided the funds.

137 Affordable Dwellings (as gross completions) were delivered via S106 Agreements in 2024/2025.
 85 Affordable Dwellings were secured though Section 106 agreements in 2024/2025.

Amount Received	Contribution Type	Planning Reference
£202,396.15	Rail Enhancement Contribution	F/YR17/1231/VOC
£29,592.95	Railway Contribution	F/YR14/0838/O
£10,000	Public Open Space Sports Facilities at Estover Rd	F/YR18/1021/PLANOB
£6,500	Natural Greenspace Contribution	F/YR19/1001/O
£5,200	Neighborhood Park Contribution	F/YR19/1001/O
£131,820	Maintenance Contribution POS	F/YR09/0648F
£24,495.77	Public Open Space Contribution towards the provision by the Council of off-site POS to serve the development in lieu of on-site provision	F/YR14/0838/O
Total: £223,109.29 £163,911.58 £59,197.71	Affordable Housing	F/YR21/0328/F F/YR14/0838/O
Total: £186,827.07 £12,842.70 £39,745.41 £58,224.96 £47,178.18 £28,835.82	Healthcare NHS Cambridgeshire and Peterborough ICB	F/YR21/0328/F F/YR23/0201/F F/YR16/0792/F F/YR18/0331/F F/YR17/1217/F
Total: £129,958.36 £2,109.31 £14,199.37 £25,387.96 £12,505.85 £12,107.40 £1,855.6 £1,269.39 £20,747.56 £39,775.92	Wind Turbines	F/YR01/1212/F F/YR01/1269/F F/YR07/1184/F F/YR02/0143/F F/YR03/0990/F & F/YR06/0594/F F/YR05/1451/F F/YR07/0602/F F/YR02/1327/F F/YR11/0094/F
£113,286.42	Cambridgeshire County Council Obligation - Education	F/YR14/0838/O

2.2 S106 Expenditure

£129,958.36 was committed, £300,113.49 was transferred to a third party and £59,670.74 was spent during the reporting period. These contributions will either fund part of, or a whole project.

Funding included contributions for the following projects:

Commitment for £1,014,928.00 for 33 Houses for homelessness and Ukraine families

£37,258.00 Commitment to Wildlife Trust for Lattersey Nature Reserve

£186,827.07 Collected and transferred to the Cambridgeshire and Peterborough ICB

£63,121.00 Manea recreation Ground and play area William's Way, Manea

£9,425.09 Update and replace play equipment West End Park, March

£5,734.29 Update and replace play equipment at Furrowfileds Recreation site Chatteris

£42,569.00 Contribution towards Elm Community Hall (Elm Community Hub)

Please note £113,286.42 was collected for Cambridgeshire County Council for Primary School Education in Manea, which was transferred to Cambridgeshire County Council, however this is demonstrated within the income and expenditure figures.

Wind Turbine funded projects: £17,598.63

Wimblington Bowls Club
 Doddington recreation Committee
 Doddington Parish Council
 Forest School At All Saints School March

2.3 S106 Agreements signed

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

Planning reference	Development Address
F/YR20/0441/O	Land South Of 127-141 Coates Road Eastrea
F/YR22/0967/FDL	Land East of The Elms Chatteris
F/YR23/0155/F	Land South of Caravan Site Fenland Way Chatteris
F/YR21/0981/F	Land North of Wenny Estate Chatteris
F/YR23/1032/F	Site Of Old British Gas Depot Chase Street Wisbech
F/YR23/0811/F	Land East and South Of 47 Doddington Road Wimblington
F/YR23/0245/O	Land South Of 250 Drybread Road Whittlesey



The total sum of the contributions contained in these agreements for FDC is £103,135.00 and Indexation will be applied at the point of payment please note this figure does not include Cambridgeshire County Council Contributions for contributions such as Education, Libraries and for Transport including bus services please also see [Home - Combined Authority Transport](#)

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 \(fenland.gov.uk\)](#)

Cambridgeshire County Council publish their own IFS which reports on all County Council S106 contributions income and expenditure [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 2024/25 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 on to external organisations, 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 2025/26

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. 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