

Fenland District Council Infrastructure Funding Statement 2021/22

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 third 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

£478,073 S106 Contributions were received by FDC in 2021/22

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

£355,353.23 of S106 funding 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 2021/22 was £482,073, please refer to the table below for details of the developments that provided the funds. Also, 33 Affordable Dwellings were delivered via S106 Agreements in 2021/22.

Amount Received	Contribution Type	Planning Reference
£42,569.00	Leisure Services	F/YR18/0320/F
£10,522.42	Leisure Services	F/YR15/0290/F
£212,121.21	Affordable Housing	F/YR17/0406/F
£39,762.41	Leisure Services	F/YR13/0833/F
£37,258.00	Leisure Services	F/YR16/1017/O
£28,835.82	FDC / NHS	F/YR17/1217/F
£4,000.0	Leisure Services	F/YR16/0074/F
£375,068.86		
£1,598.82	Wind Turbine	F/YR01/1212/F
£11,074.57	Wind Turbine	F/YR01/1269/F
£9,859.70	Wind Turbine	F/YR02/0143/F
£16,083.42	Wind Turbine	F/YR02/1327F & F/YR11/0094/F
£32,228.54	Wind Turbine	F/YR02/1327F & F/YR11/0094/F
£9,306.96	Wind Turbine	F/YR03/0990/F & F/YR06/0594/F
£5,640.27	Wind Turbine	F/YR05/1451/F & YR07/0413/F
£990.05	Wind Turbine	F/YR07/0602/F
£20,222.22	Wind Turbine	F/YR07/1184/F
£107,004.55		

2.2 S106 Expenditure

£355,353.23 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:

£1,750 New gates at Friday Bridge playing field from planning reference

£48,000 Children's Play Area enhancement for the linked community in Guyhirn

£4,054 Solar powered mobile vehicle activated signs

£23,000 Improvements at Pondersbridge Village Hall

£6,073 Whitlesey Street Pride

£3,000 Mereside Village Association Communal Garden

2.3 S106 Agreements signed

FDC entered into eight S106 agreements during the reporting period. The Agreements include financial contributions, indexation will be applied at the point of payment. In addition, the Agreements have also secured the provision of open space and Affordable Housing.

Planning reference	Development Address
F/YR19/1001/O	Land South Of 63-77 Newgate Street Doddington Cambridgeshire
F/YR14/1020/O	Land East Of Berryfield Berryfield March Cambridgeshire
F/YR16/1017/O	Site Of Former Eastfield Nursery Eastrea Road Whittlesey Cambridgeshire
F/YR17/1217/F	Land North Of Orchard House High Road Wisbech St Mary Cambridgeshire
F/YR20/0054/O	Land South Of Meadowgate Academy Meadowgate Lane Wisbech Cambridgeshire
F/YR20/1235/O	Land South Of Bridge Lane Wimblington Cambridgeshire
F/YR17/0507/O	Land South East Of 208 Coates Road Coates Cambridgeshire
F/YR17/1127/O	Land North Of The Green And North Of 145-159 Wisbech Road March Cambridgeshire

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

£2,049,980.74 of S106 funds were available to be allocated by FDC at the close of the 2021/22 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

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.