

Fenland District Council Infrastructure Funding Statement 2022/23

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 2022/23

Key Facts

£170,112, S106 Contributions were received by FDC in 2022/23

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

£532,962.55 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 2022/23 was £170,112, please refer to the table below for details of the developments that provided the funds.

34 Affordable dwellings (as gross completions) were delivered via S106 Agreements in 2022/23.

Amount Received	Contribution Type	Planning Reference
£16,171	Affordable Housing	F/YR15/0614/F
£20,498	Healthcare contribution	F/YR21/0654/F
£28,920	Off- Site Footpath Contribution	F/YR16/1017/O
£65,589		
£1,742	Wind Turbine	F/YR01/1212/F
£13,632	Wind Turbine	F/YR01/1269/F
£23,087	Wind Turbine	F/YR07/1184/F
£11,072	Wind Turbine	F/YR02/0143/F
£36,560	Wind Turbine	F/YR02/1327F
£10,342	Wind Turbine	F/YR03/0990/F & F/YR06/0594/F
£1,563	Wind Turbine	F/YR05/1451/F
£4,783	Wind Turbine	FYR07/0431/F
£1,742	Wind Turbine	F/YR07/0602/F
£120,307		

2.2 S106 Expenditure

£210,247.22 was spent and £322,715.33 was 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:

£23,144.48 Contribution towards development of Splash pad in Wisbech Park

£1,500 Playing field – play equipment – at Chapelfield Road, Guyhirn

£2,000 School-age Play Equipment in Leverington

£21,235 Replacement of equipment and expansion of area for the Beech Avenue play area, Doddington

£39,762 The construction of a sports pavilion on open space in Manea

£8,549.3 Play Equipment at Wisbech Play Park

£41,450 Play Equipment at Wisbech Play Park

£18,848.35 From Tesco to Wisbech Bus Route 2022/23

2.3 S106 Agreements signed

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

Planning reference	Development Address
F/YR21/0654/F	Land North of Gildenburgh Water Eastrea Road Whittlesey
F/YR18/0331/F	Phase 3 Land at Bassenhally Farm Eastrea Road Whittlesey
F/YR12/0569/O	Land East Of 46 Old Lynn Road Wisbech
F/YR15/0134/O	Land North of Whittlesey East Of East Delph Whittlesey
F/YR21/0328/F	Land North of Willow Gardens Wimblington
F/YR22/0226/F	33 And Land North Of 17-31 Gosmoor Lane Elm
F/YR21/1175/F	Land East Of York Lodge Gaul Road March



The total sum of the contributions contained in these agreements for FDC is £540,629 and Indexation will be applied at the point of payment. Other contributions which have been secured through these Section 106's include provision and maintenance of outdoor sports and recreation facilities, NHS Contributions and Library contributions.

In addition to the financial contributions the Agreements have also secured the provision of Affordable Housing, Public 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

£1,517,018.19 of S106 funds were available to be allocated by FDC at the close of the 2022/23 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