



	Local Plan Committee	Item 8
	08 December 2025	
Report of	Karen Syrett, Strategic Growth & Infrastructure Manager	01206 506477
Title	Infrastructure Funding Statement	
Wards affected	All wards affected	

1. Executive Summary

- 1.1 This report is for Members' information and provides a summary of the amount of developer contributions obtained, allocated and spent in the previous financial year.
- 1.2 In the IFS for the period between the 1st April 2024 and 31st March 2025 the following information is presented;
- The total amount of money to be provided under any planning obligations which were entered into during the reported year is £5,841,867.89.
 - The total number of affordable housing units which will be delivered as a result of S106 agreements signed in 2024/25 is 322.
 - In 2024/25, 101 affordable housing units were delivered via S.106 Agreements.
 - The total amount of money under any planning obligations which was received during the reported year was £1,901,635.91.
 - The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); £994,851.67.
 - The total amount of money (received under any planning obligations) which was allocated to a project but not spent during the reporting year amounted to £3,091,033.42.
 - The total amount of money under any planning obligations which was received before the reported year which has not yet been allocated by the authority is £8,986,486.02.

2. Recommended Decision

- 2.1 No decision is required since the report is for information only. The information contained within the statement is factual and the statement must be published before the 31st December.

3. Reason for Recommended Decision

- 3.1 To ensure members are aware of the amount of developer contributions obtained, allocated and spent in the previous financial year.

4. Alternative Options

- 4.1 There are no alternative options as the Council is required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (CIL) Regulations.

5. Background Information

- 5.1 Since December 2020, planning authorities have been required to publish an Infrastructure Funding Statement (IFS) in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019: Part 10a Reporting and monitoring on CIL and planning obligations; paragraph 121A. The purpose of an IFS is to give communities a better understanding of how developer contributions have been or are planned to be used to deliver infrastructure in their area.
- 5.2 Infrastructure Funding Statements must be published annually, before 31 December, and cover the previous financial year running from 1 April to 31 March.
- 5.3 Developer contributions in the City of Colchester include section 106 planning obligations and unilateral agreements secured as part of the planning application process. Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 5.4 It is important to note that 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 obligations include:
- Site specific financial contributions- these are secured and must be used for defined purposes; for instance, the provision of community facilities, sport provision, open space contributions and affordable housing contributions (when accepted in lieu of on-site provision)
 - Provision of on-site affordable housing; and
 - Non-financial obligations, including requirements such as employment and skills strategies, provision of open space, construction management plans and travel plans.
- 5.5 Colchester City Council is responsible for securing funding and the delivery of amongst other things, affordable homes, community facilities, sport and recreation facilities, including public open space. The IFS provides details of how funds have been spent in these service areas. The CCC Infrastructure Funding Statement does not include details of contributions secured for Education, Highways and Transportation. Essex County Council are responsible for these matters and details of planning obligations to provide things like additional school places and highway improvements can be found by referring to the Essex County Council Infrastructure Funding Statement as they are the responsible authority.
- 5.6 The Government have recommended that local planning authorities follow their specification on how to format, label and publish their development contributions data. The Colchester IFS follows this approach.

- 5.7 The Infrastructure Funding Statement is attached as Appendix A. This will be published on the website following the committee meeting.
- 5.8 In the IFS for the period between the 1st April 2024 and 31st March 2025, the following information is presented;
- The total amount of money to be provided under any planning obligations which were entered into during the reported year is £5,841,867.89. The new agreements included:
 - Hythe Station Road (65 houses)
 - Land east of Nayland Road, Great Horkesley (100 dwellings)
 - Land West of Lakelands Stanway Western Bypass, Stanway (Up to 225 dwellings)
 - Land North of Wyvern Far, Stanway (up to 600 dwellings).
 - In 2024/25, 69 affordable housing units were delivered via S.106 Agreements. This compares to 222 in 2023/24 and 74 in 2022/23. The new homes were built on sites including:
 - Gosbecks Farm, Colchester
 - Barbrook Land, Tiptree
 - Brierley Paddocks, Tiptree
 - Old Frith Place, Fordham
 - 322 affordable homes will be delivered as a result of S106 agreements entered into this year. This compares to 81 units last year.
 - the total amount of money under any planning obligations which was received during the reported year was £1,901,635.91.
 - the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend); £994,851.67.
 - the total amount of money (received under any planning obligations) which was allocated to a project but not spent during the reporting year amounted to £3,091,033.42.
 - the total amount of money under any planning obligations which was received before the reported year which has not yet been allocated by the authority is £8,986,486.02. This will include some longer-term projects such as Stanway Country Park.
 - An additional table has been added to show examples of projects where the money has been allocated to a specific project but is not yet shown as spent. These projects include;

- £572,196.90 affordable housing funding towards the development of 6 social rented properties at Wheeler Close and Phase 3 the garage redevelopment scheme.
- £96,347.79 towards upgrade to East Hill Surgery (funds to be transferred to NHS)
- £90,000.00 towards design and delivery of Swing Basin project (improving access to Open Space Wivenhoe Trail)
- £190,192.84 renovations to car park and roof repairs at Eight Ash Green Village Hall, or the provision of a new community facility.

6. Equality, Diversity and Human Rights implications

- 6.1 An Equality Impact Assessment has been prepared for the Adopted Local Plan, and is available to view by clicking on this link:

<https://cbccrmdata.blob.core.windows.net/noteattachment/Equality%20Impact%20Assessment%20June%202017.pdf>

7. Strategic Plan References

- 7.1 The current Local Plan provides a key strategic delivery vehicle for many Strategic Objectives in the Council's Strategic Plan (April 2023-April 2026). In particular the following Strategic Objectives are particularly relevant; Respond to the Climate Emergency through policies which seek to conserve and enhance biodiversity; Improve health, wellbeing and happiness, through placemaking and provision of appropriate infrastructure; Deliver homes for those most in need, through housing targets, site allocations and policies providing for affordable housing and a mix of evidenced housing needs; and Grow our economy so everyone benefits, through policy seeking to provide and manage economic growth throughout existing and new communities.

8. Consultation

- 8.1 NA.

9. Publicity Considerations

- 9.1 The publication of information in relation to S106 agreements may generate publicity for the Council. Although it should be seen in a positive light there will always be criticism that not enough infrastructure is provided to support new development.

10. Financial implications

- 10.1 Over the last decade we have seen substantial cuts to Local Government funding, which have led to significant financial challenges for the sector. We need to be mindful of all spend and manage, as best as possible, within existing budget envelopes and mitigate potential overspends. This challenge will be just as prominent in 2025/26 particularly with the advent of Local Government Reform over the next two years and we need to continue to ensure financial resilience is a critical part of decision-making. The expectation from the section 151 officer is that budget holders will work with finance business partners to find options and solutions to maintain a balanced budget, cognisant that there are likely to be some external financial pressures which are outside of our control.
- 10.2 Planning obligations are used to secure the delivery of infrastructure funded by the development. Care will be taken to ensure there are no long term financial implications for the Council as a result of the provision of such infrastructure.
- 10.3 As such the section 151 officer agrees with the recommendations in this report which are for information only and there are no finance implications for the budget.

11. Health, Wellbeing and Community Safety Implications

- 11.1 There are no specific health, wellbeing and community safety implications.

12. Health and Safety Implications

- 12.1 No direct implications.

13. Risk Management Implications

- 13.1 No direct implications.

14. Environmental and Sustainability Implications

- 14.1 The Council has declared a Climate Emergency and has committed to being carbon neutral by 2030. The purpose of the planning system is to contribute to the achievement of sustainable development as defined in the National Planning Policy Framework. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic, social and environmental objectives.
- 14.2 S106 agreements have been used specifically to deliver green infrastructure, electric charging points and sustainable travel measures.

15. Devolution and Local Government Reform

- 15.1 The statutory duty to adopt a development plan and to plan for sustainable growth, supported by infrastructure, in the administration's area will continue regardless of the eventual form of the Strategic and Unitary authority structures.

Appendix A– Infrastructure Funding Statement 2024/25