

POLICY & FINANCE COMMITTEE

26 NOVEMBER 2020

INFRASTRUCTURE FUNDING STATEMENT

1.0 Purpose of Report

1.1 To set before Committee the first iteration of the Council's Infrastructure Funding Statement (IFS). This will comprise a report relating to the previous financial year on the Community Infrastructure Levy (CIL); a report relating to the previous financial year on Section 106 planning obligations; and a report on the infrastructure projects or types of infrastructure that the Council intends to fund wholly or partly by the levy (excluding the neighbourhood portion).

2.0 Background

2.1 The IFS is a requirement of amended CIL legislation. Taking effect from 1 September 2019 the new regulations were introduced in an effort to reduce the perceived complexity and uncertainty of the CIL system. A background paper providing more detail of these changes was presented to and approved by the Committee on 25 June 2020.

2.2 As a reminder for Members, for the purpose of reporting developer contributions, National Planning Policy Guidance (NPPG) defines 'infrastructure' as development within the following categories:

- Affordable housing
- Education (Primary, Secondary, Post-16 & Other)
- Health
- Highways
- Transport and travel
- Open space and leisure
- Community facilities
- Digital infrastructure
- Green infrastructure
- Flood and water management
- Economic development
- Land
- Section 106 monitoring fees
- Bonds (held or repaid to developers)
- Other (Neighbourhood CIL, CIL administration costs)

3.0 Our Approach

3.1 In establishing this as a national requirement MHCLG has prescribed a spreadsheet format in which the data underpinning the IFS should be published before 31 December 2020. The accompanying statement therefore essentially provides context to the CIL developer contributions the Council has secured, allocated and spent over the last financial year.

3.2 The IFS presents information to a broad audience, therefore comprises the following sections:

- An introduction setting out the basic requirements and the context of planned growth in the District;
- National and local policy context, along with an explanation of the developer contributions it covers;
- A summary of CIL collected/spent during 2019/20;
- A summary of S106 monies collected/spent during 2019/20;
- Planned expenditure of CIL income over the next reporting period (April 2020 to March 2021).

3.3 The IFS itself stands as an appendix to this Committee Report.

4.0 Digital Implications

4.1 The base data underpinning the IFS should be published on the Council's website in .CSV format in accordance with open data requirements, along with the aforementioned report.

5.0 Equalities Implications

5.1 Infrastructure delivery is fundamental to the implementation of the Amended Core Strategy which, as a whole has been subject to appraisal against the Integrated Impacts Assessment (IIA) Framework. The IIA incorporates Sustainability Appraisal, Strategic Environmental Assessment, Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). The EqIA is a way of demonstrating the District Council is fulfilling the requirements of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010.

5.2 With the focus of the IFS being on providing greater transparency to the decision making process and channelling infrastructure funding to areas of identified need as a result of development (thereby mitigating any perceived inequalities in accordance with adopted policy), an EqIA specifically for the IFS is not required. Members agreed with this view when the proposed approach was presented to the Committee in June.

6.0 Financial Implications (FIN20-21/3923)

6.1 Financial Services work closely with colleagues on the Developer Contributions Officer Steering Group to ensure that funds from developer contributions are appropriately managed in line with the Council's financial procedures.

6.2 The IFS will provide greater transparency for Members, service providers, developers and the community on how the Council deals with developer contributions.

6.3 CIL funded projects will progress from the IFS in to the Council's Capital Programme in the usual way by a report to Policy & Finance Committee as an when sufficient funding is available.

7.0 Community Plan – Alignment to Objectives

7.1 The IFS has potential to support the delivery of all Community Plan objectives that incorporate a need for infrastructure provision and enhancement. The growth agenda directed by the Local Plan underlines the corporate priorities set out in the Community Plan.

8.0 RECOMMENDATION

That the Infrastructure Funding Statement included within the Appendix be agreed for publication before the end of the calendar year.

Reason for Recommendation

To ensure that the District Council is operating in accordance with the requirements of the Community Infrastructure Regulations.

Background Papers

Infrastructure Funding Statement – Proposed Approach Policy & Finance Committee Report (June 2020)

[Amended Core Strategy 2019](#)

Community Infrastructure Levy Regulation [123 List](#) (Jan 2018)

For further information please contact Matt Lamb on 5462, Tim Dawson on Ext 5769 or Matthew Norton on Ext 5852.

Matt Lamb
Director – Planning & Growth