



REPORT TO:	PLANNING COMMITTEE
DATE:	18 JULY 2023
SUBJECT:	INFRASTRUCTURE FUNDING STATEMENT
PURPOSE:	TO INFORM THE PLANNING COMMITTEE ON THE INFRASTRUCTURE FUNDING STATEMENT PUBLISHED FOR 2021/22
KEY DECISION:	N/A
PORTFOLIO HOLDER:	COUNCILLOR JOHN BAXTER
REPORT OF:	MIKE GILDERSLEEVES, ASSISTANT DIRECTOR – PLANNING & STRATEGIC INFRASTRUCTURE
REPORT AUTHOR:	ELAINE HENTON, PLANNING POLICY & SECTION 106 OFFICER
WARD(S) AFFECTED:	ALL

SUMMARY

This report provides a summary of the Council's third Infrastructure Funding Statement (IFS), which has been produced in accordance with the Community Infrastructure Levy (CIL) Regulations 2019. It also provides a wider update on activities relating to S106 agreements.

The IFS provides details of planning obligations entered into within 2021/22 and also details the payments received for historic agreements, where triggers for obligations have been met, all S106 monies currently held by the Council (including the County Council and NHS) and any spend of S106 monies made within that year.

RECOMMENDATIONS

The Committee are asked to note the Infrastructure Funding Statement.

REASONS FOR RECOMMENDATIONS

To inform elected members of the reason for the production and publication of the IFS.

OTHER OPTIONS CONSIDERED

Not to provide the report.

1. BACKGROUND

- 1.1 The Community Infrastructure Levy (CIL) Regulations 2019 introduced in September 2019 require that all local planning authorities that are a contribution receiving authority publish an Infrastructure Funding Statement (IFS) at least annually and include information as set out in Schedule 2 of the Community Infrastructure Levy Regulations 2010. As a contribution receiving authority which receives monies or works from Section 106 (S106) agreements, the Council produces an annual IFS for publication.
- 1.2 The Council's IFS for the period 1 April 2021 to 31 March 2022 contains information relating to new planning obligations entered into during that year, any obligation triggers that have been met, as well as all unspent money from previous years and any monies unspent within the timescales specified within the agreement for the 2021/22 period.
- 1.3 The S106 register is updated regularly to include the latest position on all stages of each planning obligation. Publication of the yearly IFS is a requirement by the Department for Levelling Up, Housing and Communities (DLUHC).

2.0 THE INFRASTRUCTURE FUNDING STATEMENT

- 2.1 To collect data for the IFS, the S106 obligation database is updated and monitored in line with the Government's data format. This data includes details of the development and site, what infrastructure is to be provided (including any information on affordable housing delivery) and any trigger points or deadlines for contributions, when developer contributions are received and when contributions have been spent or transferred to other parties.
- 2.2 The IFS is a public statement on infrastructure delivery via developer contributions by the Council and the Council uses the IFS to showcase what the developer contributions have helped to deliver, what they are in the process of delivering and what the new agreements are seeking to achieve to deliver the infrastructure needs and requirements arising from developments within the Borough.
- 2.3 The IFS for 2021/22 is published on the Council's website and was sent to DLUCG. The IFS is attached to this report as Appendix A.
- 2.4 In summary, the IFS for 2021/22 reports that 11 new developer agreements were entered into, which contained a total of over £1.8 million of monetary obligations (including education and affordable housing contributions) and 300 new affordable housing units (from 11 development sites) to be provided with within the Borough.

2.5 The IFS also reports:

- a total of 118 affordable housing units were delivered in 2021/22;
- receipt of a commuted sum of £455,000.00 for future provision of affordable housing in the Borough;
- education contributions received towards an additional classroom at Four Fields Primary School in Sutterton and 5 additional places at St Thomas's Primary School;
- health contributions spent providing additional facilities at Swineshead Surgery;
- the receipt of £5,000.00 in Monitoring Fees towards the cost of monitoring the planning obligations within the new legal agreements to ensure they are fully met.

3.0 CONCLUSION

3.1 The Council has now published the IFS 2021/22 and reported to DLUCG, and remains committed to working with the local community, developers and stakeholders alike to ensure that planning contributions are sought, used appropriately and monitored, to deliver the infrastructure needs and requirements arising from development with the district.

EXPECTED BENEFITS TO THE PARTNERSHIP

S106 contributions bring in money to the Borough, which helps to provide additional infrastructure capacity, for example the NHS, Education, Affordable Housing.

IMPLICATIONS

SOUTH AND EAST LINCOLNSHIRE COUNCILS PARTNERSHIP

None.

CORPORATE PRIORITIES

None.

STAFFING

None.

CONSTITUTIONAL AND LEGAL IMPLICATIONS

None.

DATA PROTECTION

None.

FINANCIAL

None.

RISK MANAGEMENT

None.

STAKEHOLDER / CONSULTATION / TIMESCALES

No consultation undertaken.

REPUTATION

None.

CONTRACTS

None.

CRIME AND DISORDER

None.

EQUALITY AND DIVERSITY/ HUMAN RIGHTS/ SAFEGUARDING

None.

HEALTH AND WELL BEING

None.

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

None.

LINKS TO 12 MISSIONS IN THE LEVELLING UP WHITE PAPER

None.

MISSIONS

This paper contributes to the follow Missions outlined in the Government’s Levelling Up White paper.

Living Standards	By 2030, pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
Research and Development	By 2030, domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
Transport Infrastructure	By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.
Digital Connectivity	By 2030, the UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.
Education	By 2030, the number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
Skills	By 2030, the number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
Health	By 2030, the gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by 5 years.
Wellbeing	By 2030, well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
Pride in Place	By 2030, pride in place, such as people’s satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
Housing	By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government’s ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
Crime	By 2030, homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
Local Leadership	By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.

ACRONYMS

None.

APPENDICES

(If none then insert the word 'None' and delete the below text/boxes).

Appendices are listed below and attached to the back of the report: -

APPENDIX A	Infrastructure Funding Statement 2021/22
------------	--

REPORT APPROVAL

Report author:	Elaine Henton, Planning Policy & S106 Officer elaine.henton@boston.gov.uk
Signed off by:	Simon Milson, Planning Policy Manager simon.milson@e-lindsey.gov.uk

CHECKLIST - DELETE BEFORE SUBMISSION TO DEMOCRATIC SERVICES

S151 Officer consulted on financial implications:	No
Monitoring Officer consulted on legal and constitutional implications:	No
Portfolio Holder consulted:	No
Ward Member consulted:	No