ARUN DISTRICT COUNCIL

REPORT TO AND DECISION OF PLANNING POLICY COMMITTEE ON 6 OCTOBER 2021

REPORT

SUBJECT: Infrastructure Funding Statement (IFS) 2020/21

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DATE:	September 2021
EXTN:	x 37853
AREA:	Planning

EXECUTIVE SUMMARY:

The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) include a requirement for all planning obligation collecting authorities to prepare an annual Infrastructure Funding Statement (IFS) to be published on the council's web site at the end of the calendar year; reporting planning obligation income and expenditure from the previous financial year.

This report summarises the factual update to the Arun District IFS which is available as Background Paper 1.

RECOMMENDATIONS:

That Planning Policy Committee: -

Agrees the Arun Infrastructure Funding Statement 2020/21 and that it is published on the ADC website in accordance with Regulation 121A of the Community Infrastructure Regulations 2010 (as amended).

1. BACKGROUND:

1.1 The Council first published an Infrastructre Funding Statement (IFS 2019/20) last year and has now prepared a further factual update to the IFS (2020/21). The IFS must be published annually, on the Council's web site i.e. by 31 December 2021. The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) requires the IFS to set out:-

- A statement of the infrastructure projects or types of infrastructure which the charging authority will be or may be or partly funded by CIL;
- A report about CIL in relation to the previous financial year;
- A report about planning obligations in relation to the reported year.

1.2 The publication of the IFS helps to ensure developer contributions are fully transparent and how they are to be used and ensures that this is set out in an accessible standard digital format.

IFS Headline Figures:

1.3 As mentioned above, the IFS must report on the Council's infrastructure list (what it intends to spend CIL on) including reporting on CIL and S.106 income and expenditure. It is important to note that not all recipts held are spent or allocated in any given reporting year because of the status of the infrastructure project (e.g. whether a project is sufficiently funded or progressed to justify handing over funds).

1.4 It is also important to note that when reviewing the Arun IFS, that it should be read together with the WSCC IFS to get a complete picture of infrastructure delivery in the district. The County Council IFS will be made available on this page of the website:
https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement

1.5 S.106 and CIL receipts play a critical role in supporting growth in the district, and delivering the aims and objectives and housing growth (20,000 dwellings) set out in the Arun Local Plan (ALP), supported by the infrastructure mitigations set out in the supporting Infrastructure Capacity Study Delivery Plan 2017:-

- £215 million in S.106 would be require to support and mitigate the delivery of eleven strategic housing allocations in the district;
- an estimated £30 million in CIL may be able to contribute towards meeting additional infrastructure requirements, to support the development of the area.

1.6 Progress is being made on the delivery of the strategic housing allocations, in terms of planning permission and the receipt of masterplans for the largest sites such that (figures are rounded):-

- **£1.5m** was received in total in Arun from S106 and CIL Developer Contributions combined in the year 2020-21; of which
- **£1.4m** was received from S.106 developer contributions;
- **£98.6k** was received from CIL liable applications (No expenditure took place in 2020/21 - CIL spend priority is subject to the preparation of a 3-year Infrastructure Investment Plan IIP currently in preparation);
- **96 x CIL** liability notices (approximately) have been issued since 2020;
- **£1.24m** total CIL relief granted;
- **£12.5m** S.106 was held on deposit as at March 2021 (the budget monitoring report);
- **£622k** in total was spent In 2020/21 or transferred towards projects (further details on the years activity will be found under sections 7 - 9 of the IFS document;
- There is likely to have been a downward impact of the Covid-19 pandemic on delivery activity for infrastructure projects in 2020/21 because of social distancing requirements although planning application activity has been fairly

robust for CIL receipts ;

S.106 INCOME

1.7 The Arun IFS is provided in Background Paper 1 and is supported by a number of appendices that provide all the data to support the headline figures (rounded) summarised below:-

- **£566.2k** is due to be received by the Council once triggers are reached, after entering into S.106 agreements as part of the approval of approximately 15 planning applications on development sites;
- **£11m** received from all planning obligations, entered into on or prior to 1st April 2021, has not been formally allocated;
- **£672k** total amount of money (received under planning obligations) which was allocated but not spent in 2020-21 totals
- **76** affordable housing units on site and **5** new areas of open space and play areas will be delivered in the reported year via the Council entering into planning agreements;
- **127** affordable homes were provided and at least **2** areas of open space and play areas;
- Further details on non-monetary contributions are set out in section 8 of the IFS.

S.106 EXPENDITURE

- **£622k** was spent in 2020/21 or transferred to infrastructure projects including an 'Artswork' project for Angmering, implementing the actions from the Rustington Village Retail Report, further funding towards the 60-unit extra care housing scheme in Westergate known as Monaveen and mitigation at Pagham Harbour
- **£59.5k** of the above amount was spent on repaying money borrowed for the Littlehampton Wave.

CONCLUSIONS

1.8 The Arun IFS provides a comprehensive overview of CIL and S.106 income and expenditure within the district and how it has or will be spent on specifically defined projects related to the specific planning obligation, and that benefit the local community through mitigating the development. The appendices, which accompany the IFS provide further detail. However, for a full picture the the Arun IFS, that it should be read together with the WSCC IFS.

2. PROPOSAL(S):

2.1 That the Planning Policy Committee agrees the Arun IFS (2020/21) and that it is published on the Arun District Council website.

3. OPTIONS:

3.1 That the Arun IFS (2020/21) is agree and published or not agreed and published.

4. CONSULTATION:		
Has consultation been undertaken with:	**YES**	**NO**
Relevant Town/Parish Council		x
Relevant District Ward Councillors		x
Other groups/persons (please specify)		x
5. ARE THERE ANY IMPLICATIONS IN RELATION TO THE FOLLOWING COUNCIL POLICIES: (Explain in more detail at 6 below)	**YES**	**NO**
Financial		x
Legal		x
Human Rights/Equality Impact Assessment		x
Community Safety including Section 17 of Crime & Disorder Act		x
Sustainability		x
Asset Management/Property/Land		x
Technology		x
Other (please explain)		x

6. IMPLICATIONS:

6.1 This is a factual update on the 2020 IFS position based on receipt of CIL and s.106 monies using the Council's monitoring systems.

7. REASON FOR THE DECISION:

7.1 It is a legal requirement, under the CIL Regulations 2010 (as amended) to prepare the IFS before 31 December 2021.

8. BACKGROUND PAPERS:

Background Paper 1: Arun Infrastructure Funding Statement 2020/21

https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n15865.pdf&ver=16370

This document, and all appendices will be available on the Arun District Council's webpage: https://www.arun.gov.uk/ifs-and-developer-contributions