

REPORT TO:	ENVIRONMENT AND DEVELOPMENT SERVICES	AGENDA ITEM: 12
DATE OF MEETING:	12th NOVEMBER 2020	CATEGORY: RECOMMENDED
REPORT FROM:	ALLISON THOMAS, STRATEGIC DIRECTOR – SERVICE DELIVERY	OPEN
MEMBERS' CONTACT POINT:	KAREN BEAVIN - PLANNING POLICY TEAM LEADER, TEL: 07501 698400	DOC:
SUBJECT:	APPROVAL OF THE INFRASTRUCTURE FUNDING STATEMENT	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: EDS03

1. Recommendations

1.1 To approve the Infrastructure Funding Statement (IFS) for the 2019-20 Financial year.

2. Purpose of the Report

2.1 To report to the Committee the contents of the IFS which is included in Appendix 1 to this report.

2.2 This statement must provide a summary of the contributions the Council has secured through Section 106 (S106) legal agreements from new developments for off-site infrastructure provision and affordable housing.

2.3 In brief, the IFS provides:

- An overview of S106 obligations;
- S106 contributions committed for future years;
- S106 contributions paid to the Council in the 2019/20 monitoring period;
- Any S106 contributions which have not been allocated by the Authority;
- Projects successfully delivered throughout the District with Section 106 contributions within the monitoring period

3. Detail

3.1 The IFS is required to report contributions in relation to Community Infrastructure Levy (CIL) and S106. As South Derbyshire does not have a CIL the obligations reported are all under S106 requirements.

- £949,438.28 is the estimated financial value of S106 agreements during the reporting period, albeit the exact figure will only be confirmed once reserved matters applications are approved.
- £5,094,105.68 of S106 contributions were collected of which just over 50% went to the District Council with the remainder to other public authorities. The infrastructure types that this sum is to be spent on is set out in Tables 3 and 4 of the IFS.
- The total monies spent during the financial year totalled £2,337,160.34, of which £2,018,492.05 was transferred to external bodies.

4. Financial Implications

- 4.1 None as a result of publishing the IFS. The Council needs to use S106 money within the specified timescales (usually five years) of the money being paid, otherwise it has to be paid back to the developer with interest. It is possible to specify time period of longer than five years with agreement between the parties.

5. Corporate Implications

Employment Implications

- 5.1 Not identified

Legal Implications

- 5.2 None.

Corporate Plan Implications

- 5.3 The S106 agreements reported within the IFS are consistent with a number of Corporate Plan themes. These include:
- to enhance biodiversity across the District (Our Environment).
 - to improve public spaces to create an environment for people to enjoy (Our Environment).
 - to promote health and wellbeing across the District (Our People).
 - to influence the improvement of infrastructure to meet the demands of growth (Our Future).
 - to enable the delivery of housing across all tenures to meet Local Plan targets (Our Future)

Risk Impact

- 5.4 There are no significant risks in publishing the IFS which the Council is required to do by 31st December 2020.

6. Community Impact

Consultation

- 6.1 None. Extensive consultation has been undertaken on the planning applications to which the S106 agreements are attached.

Equality and Diversity Impact

- 6.2 None.

Social Value Impact

- 6.3 Beneficial: the S106 agreements reported in the IFS will lead to the provision of environmental enhancements, infrastructure and affordable housing across the District.

Environmental Sustainability

- 6.4 Beneficial: open space provision and nature conservation enhancements.

7. Background Papers

- 7.1 The IFS is attached as an appendix to this report.