

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 06 November 2024

Report of: Director of Planning and Regeneration

Subject: INFRASTRUCTURE FUNDING STATEMENT

SUMMARY

Planning authorities are required to produce and publish an Infrastructure Funding Statement (IFS) on an annual basis. The purpose of an IFS is to report the collection and use of developer contributions collected by the authority. The Council have prepared the IFS covering the period of April 2023 to March 2024.

RECOMMENDATION

It is RECOMMENDED that the Planning and Development Scrutiny Panel to note the contents of the Infrastructure Funding Statement at Appendix A.

INTRODUCTION

1. Local Planning Authorities (LPAs) are required to produce and publish an Infrastructure Funding Statement annually which sets out the individual items of infrastructure that are provided through developer contributions and the amount spent on each.
2. An Infrastructure funding statement must set out:
 - a report relating to the previous financial year on the Community Infrastructure Levy;
 - a report relating to the previous financial year on section 106 planning obligations;
 - a report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partly by the levy (excluding the neighbourhood portion).
3. The legislation requires local planning authorities to publish their statement covering both CIL and section 106 contributions on or before the 31st December of each year and for it to include information on the preceding financial year.
4. The information in this IFS covers the period 1st April 2023 to 31st March 2024. The information that must be provided is set out in Schedule 2 of the CIL regulations 2010 (as amended) and relates to all the activity in the relevant financial year as well as requiring information on unspent money collected in previous years.

REPORTING

5. The purpose of the Infrastructure Funding Statement is to provide communities a better understanding of the level of developer contributions that are being collected by the authority and how they have been used to deliver infrastructure in the area.
6. The County Council, which enters into section 106 agreements for highways and education, is required to produce and publish its own Infrastructure Funding Statement. Contributions for those purposes secured from developments within Fareham are covered by the County Council in its Infrastructure Funding Statement.
7. CIL was introduced in 2010 and has been charged in Fareham since May 2013. CIL is a set charge, based on the gross internal area floorspace of buildings, on most new development to help fund the infrastructure needed to address the cumulative impact of development across our area. The CIL charging schedule, setting out our CIL charging rates, is available on our website¹.
8. The regulations state that local planning authorities must use CIL to fund 'the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area'. The IFS sets out the projects that have been funded by CIL, and the future allocation of CIL money.

¹ http://www.fareham.gov.uk/planning/local_plan/cil.aspx

9. The Council uses section 106 agreements (a negotiated agreement under section 106 of the Town and Country Planning Act 1990) to mitigate the impact of a specific development and make it acceptable in planning terms. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. The IFS sets out all section 106 obligations that were signed for new planning permissions within the reporting year, as well as the collection of obligations that became due during the period. Finally, it sets out what section 106 money has been spent by the Council during the period.

RISK ASSESSMENT

10. There are no significant risk considerations in relation to this report.

CONCLUSION

11. The Council's IFS demonstrates that developer contributions, both CIL and section 106, are being agreed and collected by the Council to fund necessary infrastructure required to mitigate the impact of new development within the Borough.

APPENDICES: Appendix A: Fareham Borough Council Infrastructure Funding Statement (IFS) 2023-24

Background Papers:

Reference Papers:

Enquiries:

For further information on this report please contact Peter Drake. (Tel: 01329 824551)