



WEST OXFORDSHIRE  
DISTRICT COUNCIL

## WEST OXFORDSHIRE DISTRICT COUNCIL

Name and date of Committee	<b>CABINET 14 DECEMBER 2022</b>
Report Number	<b>AGENDA ITEM NO 11</b>
Subject	<b>INFRASTRUCTURE FUNDING STATEMENT (IFS) 2021-2022</b>
Wards affected	ALL
Accountable member	Councillor Carl Rylett, Cabinet Member for Planning and Sustainable Development Email: <a href="mailto:carl.rylett@westoxon.gov.uk">carl.rylett@westoxon.gov.uk</a>
Accountable officer	Chris Hargraves, Planning Policy Manager Tel: 01993 861686; Email: <a href="mailto:Chris.Hargraves@westoxon.gov.uk">Chris.Hargraves@westoxon.gov.uk</a>
Summary/Purpose	To consider the West Oxfordshire Infrastructure Funding Statement (IFS) for 2021/22.
Annex	Annex A - Infrastructure Funding Statement 2021/22
Recommendation	That the content of the Infrastructure Funding Statement (IFS) attached at Annex A be noted with a view to it being published on the Council's website by 31 December 2022 in accordance with legislative requirements.
Corporate priorities	The main purpose of the Infrastructure Funding Statement (IFS) is to provide greater clarity on the receipt and use of developer contributions including Section 106 planning obligations to fund new and enhanced infrastructure in support of planned growth. As such, the IFS will help to support a number of the aims and objectives of the Council Plan.
Key Decision	No
Exempt	No
Consultees/ Consultation	None.

## **I. BACKGROUND**

- 1.1. Local authorities are required to report annually on the receipt and use of developer contributions through the publication of an Infrastructure Funding Statement (IFS).
- 1.2. The IFS must be published by 31 December each year and cover the previous financial year (1 April - 31 March). Its main purpose is to set out in a transparent manner, future infrastructure requirements and expected costs, contributions received during the previous financial year, anticipated funding from developer contributions and the Council's future spending priorities.
- 1.3. In particular, the IFS must include:
  - A report relating to the previous financial year on section 106 planning obligations;
  - A report relating to the previous financial year on the Community Infrastructure Levy (where CIL is in place); and
  - A report on the infrastructure projects or types of infrastructure that the Council intends to fund wholly or partly through CIL.
- 1.4. Any authority that receives a contribution from development through Section 106 planning obligations or CIL must prepare an IFS. This includes County Councils.
- 1.5. The IFS must be updated annually (although local authorities can produce more regular updates if they wish) and should be published on the Council's website no later than 31st December each year.
- 1.6. The IFS is intended to feed back into Local Plan reviews and effectively replaces previous local authority CIL regulation 123 lists (which set out CIL spending priorities) where these were in place.

## **2. WEST OXFORDSHIRE INFRASTRUCTURE FUNDING STATEMENT 2021/22**

- 2.1. The Council's latest Infrastructure Funding Statement (IFS) is attached at Annex A and covers the period 1 April 2021 – 31 March 2022.
- 2.2. Section 2 of the IFS provides an overview of future infrastructure needs in West Oxfordshire with reference to a number of sources of information including the West Oxfordshire Infrastructure Delivery Plan (2016) prepared in support of the Local Plan and more recent infrastructure studies prepared for the Eynsham area and Woodstock respectively.
- 2.3. Section 3 reports on S106 planning obligations (agreed, received, spent etc.) in the period 1 April 2021 – 31 March 2022.
- 2.4. Headline figures to note are as follows:
  - £1,265,635.00 of Section 106 funds were secured/entered into during 2021/22;
  - £3,555,410.73 of Section 106 funds were collected by the District Council in 2021/22 of which the majority (£2,506,702.73) was collected towards sports, recreation and play facilities and affordable housing (£560,512.94);
  - £444,927.69 of Section 106 funds were either spent by West Oxfordshire District Council, transferred to Oxfordshire County Council or transferred to the Town/Parish Council;
  - £2,501,226.84 of received Section 106 funds were allocated (i.e. committed to a certain project) but not spent in 2021/22;

- A total of £5,402,232.64 has been received from Section 106 funds before 1st April 2021 but has not yet been allocated (i.e. committed to a certain project) by the District Council;
- As of 1<sup>st</sup> April 2022, the District Council held a total of £1,411,105.59 in commuted sums for maintenance.

- 2.5. Section 4 of the IFS provides a brief update on the introduction of CIL with Section 5 explaining the extent of the infrastructure funding gap that exists in West Oxfordshire which is estimated to be in the region of £192.2m - £198m. The extent of the funding gap emphasises the importance of maximising funding through developer contributions.
- 2.6. Section 5 also provides an overview of the District Council's future spending priorities with reference to a number of relevant sources including the West Oxfordshire Infrastructure Delivery Plan (2016) and the Council's revised draft Developer Contributions Supplementary Planning Document (SPD) which was published for consultation in October 2022.

### **3. NEXT STEPS**

- 3.1. Subject to the approval of Members, the IFS will be published on the District Council's website before 31 December in accordance with legislative requirements.

### **4. FINANCIAL IMPLICATIONS**

- 4.1. The IFS provides information on monies received and spent in relation to Section 106 planning obligations during the period 1 April 2021 – 31 March 2022. It also provides an overview of future infrastructure needs and costs and the spending priorities of the Council in relation to Section 106 planning obligations and CIL, subject to future implementation.

### **5. LEGAL IMPLICATIONS**

- 5.1. Publication of the Infrastructure Funding Statement (IFS) is a requirement of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.
- 5.2. There are potential legal implications if the Council does not fulfil its obligations in respect of Section 106 legal agreements. The preparation of the IFS provides much greater transparency in relation to S106 funds including those which have been received, spent, allocated and not yet allocated or spent.

### **6. RISK ASSESSMENT**

- 6.1. The report raises no specific risks.

### **7. EQUALITIES IMPACT**

- 7.1. The report raises no specific implications in respect of equality.

### **8. CLIMATE CHANGE IMPLICATIONS**

- 8.1. The report raises no specific implications in respect of climate change.

### **9. ALTERNATIVE OPTIONS**

- 9.1. None. The publication of the IFS is a legislative requirement and its content is dictated by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

## 10. BACKGROUND PAPERS

10.1. None.