



WORTHING BOROUGH  
COUNCIL

Worthing Planning Committee  
14 December 2022  
Agenda Item no.10

Ward: All

## Worthing Infrastructure Funding Statement 2021-2022

### Report by the Director for Economy

#### 1.0 Summary

- 1.1 This report presents a brief summary of the Worthing Annual Infrastructure Funding Statement, IFS (attached as Appendix I) for the 2021-22 monitoring year. The latest version of the IFS has been prepared by officers and is published on the Council website;

<https://www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/developer-contributions-data-worthing/#infrastructure-funding-statement>

#### 2.0 Background

- 2.1 Any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish an Infrastructure Funding Statement (IFS) online by 31st December 2020, and by 31st December each year thereafter. The IFS must cover the previous financial year from 1st April to 31st March.

- 2.2 The Infrastructure Funding Statement must consist of:

- The infrastructure list: a report on the infrastructure projects (or types of infrastructure) which the charging authority intends may be wholly or partly funded by the Community Infrastructure Levy, CIL (drawing on information included in the Infrastructure Investment Plan)
- A CIL report: a report relating to the previous financial year on the Community Infrastructure Levy

- A section 106 report: a report relating to the previous financial year on section 106 planning obligations

2.3 Prior to 2020, reporting of section 106 contributions and CIL receipts have been reported in the Annual Monitoring Report (Worthing).

2.4 There is also a requirement for West Sussex County Council (WSSCC) to publish an IFS relating to contributions which they have received and spent in the last monitoring year. Some of these contributions will also be relevant to Adur, but were paid to WSSCC to spend. As yet the WSSCC IFS has not been published but it will be published here:

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/section-106-planning-obligations/#infrastructure-funding-statement>

2.5 Unfortunately the WSSCC IFS does not have a summary of the s106 contributions held for Worthing and in future years we have requested WSSCC to provide a summary for inclusion in Worthing's IFS.

### **3.0 Proposals**

3.1 The IFS is attached at Appendix I and provides a useful summary for Members, as well as members of the public, on the CIL receipts and expenditure, obligations contained within section 106 (s106) agreements within the last monitoring year, as well as a summary of the funds received from developers and spent on infrastructure projects within Worthing Borough.

3.2 Page 40 of the IFS outlines the amount of s106 receipts which have been received by the Council and not yet spent. Often when s106 funding is received in smaller amounts, the Council will combine these contributions over time to invest in larger projects which have a greater impact on the community.

3.3 There are a number of Case Studies in the document which detail where CIL and s106 money has been allocated to or spent during the monitoring year.

### **4.0 Legal**

4.1 Regulation 121A of the CIL Regulations (as amended in 2019) outlines the requirements of publishing an annual Infrastructure Funding Statement and what must be included.

## **5.0 Financial implications**

5.1 CIL receipts are received by the Council to offset the infrastructure impacts that arise from development in an area. The CIL Regulations (as amended) prescribe how these should be spent.

5.2 S106 receipts are received by the Council to provide infrastructure that was not able to be provided on-site where the development took place. The individual s106 agreement usually prescribes how and by when this money should be spent.

## **6.0 Recommendation**

6.1 It is recommended that:

- i) Committee notes the IFS attached at Appendix I.

## **Local Government Act 1972**

### **Background Papers:**

CIL Regulations (as amended)

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## **Schedule of Other Matters**

### **1.0 Council Priority**

- 1.1 Platforms For Our Places: Links to 1.10 Planning and Land Use supporting Prosperous Places, and the other platforms

### **2.0 Specific Action Plans**

- 2.1 The IFS includes details on the work undertaken by the Council to continue investment in infrastructure projects in Worthing, as mentioned in the Core Strategy and the Emerging Worthing Local Plan.

### **3.0 Sustainability Issues**

- 3.1 No issues identified

### **4.0 Equality Issues**

- 4.1 No issues identified

### **5.0 Community Safety Issues (Section 17)**

- 5.1 No issues identified

### **6.0 Human Rights Issues**

- 6.1 No issues identified

### **7.0 Reputation**

- 7.1 The IFS is aimed to increase the transparency of local authorities who receive developer contributions to fund the necessary infrastructure improvements in their area.

### **8.0 Consultations**

- 8.1 None undertaken

### **9.0 Risk Assessment**

9.1 The IFS is a requirement of the CIL Regulations (as amended).

## **10.0 Health & Safety Issues**

10.1 No issues identified

## **11.0 Procurement Strategy**

11.1 No procurement undertaken

## **12.0 Partnership Working**

12.1 Officers engage regularly with West Sussex County Council and developers regarding the monitoring of section 106 agreements.