

# Infrastructure Funding Statement for Ipswich

April 2019 – March 2020

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**IPSWICH**  
BOROUGH COUNCIL

Planning and Development

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Under the terms of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 there is a requirement to public an Infrastructure Funding Statement annually. This is the first of such statements for Ipswich Borough Council required by the above regulations.

It is critical that Ipswich receives the infrastructure it needs to support the delivery of both housing and jobs growth, and to ensure that existing communities can be sustained. It is important that growth should bring benefits to, and not adversely affect the quality of life of, existing communities. The development at Ravenswood has shown how a new urban community can be developed, such that housing is delivered alongside schools, shops, open space, bus services and other facilities.

There are a number of ways to ensure infrastructure delivery through the planning system. The existing system in Ipswich is that of developer obligations secured in Section 106 Agreements, which cover on- and off-site requirements including affordable housing, open space provision, transport measures, and education provision. However, this system has not adequately picked up more strategic infrastructure impacts or needs.

Therefore, the Council is considering whether it shall adopt a standard charge approach to the delivery of infrastructure alongside Section 106 Agreements, which was brought into force by the Community Infrastructure Levy (CIL) Regulations in April 2010. This would permit the Council to pool developer contributions raised through the levy and spend on infrastructure requirements for both the neighbourhood in which the development forms a part and the whole of Ipswich, although in turn would limit the use of Section 106 Agreements. A review of the best way forward with securing infrastructure funding is ongoing.

In compliance with Regulation 121A the Infrastructure Funding Statement must include the following:-

- (a) statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list")
- (b) a report about Community Infrastructure Levy (CIL), in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report");
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").

This Infrastructure Funding Statement relates to the period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020

### **Infrastructure projects list**

Currently Ipswich Borough Council does not operate a CIL system.

The Council predicted infrastructure deliver can be found in the Infrastructure Delivery Plan:



### **Report about Community Infrastructure Levy.**

Currently Ipswich Borough Council does not operate a CIL system.

### **The S106 Report**

- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;

| <b>Application reference</b> | <b>Address</b>                                      | <b>Total amount of planning obligations (£)</b> |
|------------------------------|---|---|
| IP/19/00624/FPI3             | Burton Son and sanders Warehouse St<br>Peters Wharf | 66,608 (1706.46 RAMS)                           |
| IP/19/01118/FUL              | 28-50 Grimwade Street                               | 94,064  |
| IP/19/00768/FUL              | Handford Road                                       | 16,000 (2681.58 RAMS)                           |
| IP/17/00825/FUL              | Broom Hill Swimming Pool                            | 10,000  |

- (b) the total amount of money under any planning obligations which was received during the reported year;

| <b>Application reference</b> | <b>Address</b> | <b>Total amount of planning obligations (£)</b> |
|------------------------------|----------------|---|
| IP/18/00083/106M             | Europa Way     | 170,000   |

- (c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;

**All funds received before the reported year (2020) have been allocated.**

(d) summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) in relation to affordable housing, the total number of units which will be provided;

***TBC***

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

***SCC update awaited.***

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

**Recreational Avoidance Mitigation Strategy contributions £13,781.56.**

(f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);

***Finance update required.***

(g) in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

***SCC update awaited.***

(h) in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

***SCC update awaited.***

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

**£0.00**

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

**£0.00**

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been

allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

| Description                         | Closing Balance     |
|-------------------------------------|---------------------|
| Affordable Housing                  | 0.00                |
| Drainage                            | 177,827.17          |
| Planning                            | 250,865.65          |
| Planning Environmental Improvements | 7,473.25            |
| Open Spaces                         | 10,859.48           |
| Other                               | 2,741.23            |
| Parks - Specific                    | 2,724.00            |
| Play Areas                          | 42,791.12           |
| Public Art Contribution             | 25,003.89           |
| <b>Total Section 106</b>            | <b>520,285.79</b>   |
| Education - SCC                     | 262,795.00          |
| Highways                            | 179,413.81          |
| Current Commuted Sum                | 502,975.30          |
| <b>Total Current Section 106</b>    | <b>1,465,469.90</b> |

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