



Economy and Environment Overview and Scrutiny Committee

11 July 2024

Item

Public



Report of the Developer Contributions Task and Finish Group

Responsible Overview and Scrutiny Officer:

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Task and Finish Group Chair:

Joyce Barrow

1. Synopsis

The report and recommendations of the Developer Contributions Task and Finish Group.

2. Executive Summary

- 2.1. The Developer Contributions Task and Finish group was set up to consider and understand the application and impact of the Community Infrastructure Levy (CIL) and Section 106 (S106) payments in relation to new developments. This report sets out the key findings, conclusions, and headline recommendation areas from the Task and Finish group investigation which took place across a number of meetings with both officers from the Council and the Integrated Care Board (ICB).
- 2.2. In carrying out their investigation the Task and Finish group heard about the social impacts of new developments, in particular health and education need, and how CIL and S106 funding can be applied to address related changes to demand.
- 2.3. Members recognised that Section 106 is covered by national guidance and therefore is not able to be amended at a local level.

3. Officer Recommendations

- 3.1. Members are asked to review, comment on, and adopt the report of the Task and Finish group attached at Appendix 1.

Report

4. Financial Implications

- 4.1. This work involved a review of the Community Infrastructure Levy and Section 106 Agreements in the Shropshire Council area, consideration of the relationship and distinction between the two, and how application of these can meet projected need and demand arising from new housing developments.

5. Climate Change Appraisal

- 5.1. The development of new housing can create demand for different services such as health and education. Ensuring that these are available in close proximity to where people live will reduce the need to travel for their appointments and schooling.

6. Background

- 6.1. The Economy and Environment Overview and Scrutiny Committee identified Developer Contributions as a work programme topic with particular focus on the social impact (mainly health and education) of new housing developments. The committee commissioned a Task and Finish Group to explore this in greater detail and report their findings back to the parent committee.
- 6.2. Within this wider scope the Task and Finish Group confirmed that their focus would be to understand how the need for, and value of, Developer Contributions are established, how demand and need is forecast, and how these figures determine the level of contribution required from developers.
- 6.3. Members heard from relevant officers from within the Council including Strategic Planning Policy, Development Management, One Public Estate, and Learning and Skills, and externally from the Integrated Care Board (ICB).
- 6.4. Members made seven recommendations which were grouped under the following six headings –
- Reviewing developer contributions required by the Council
 - Raising understanding and awareness
 - Specifying the use of allocated funding
 - Maximising the impact and benefit of the Strategic Infrastructure Network
 - Ensuring developer contributions match development related need
 - Rurality

The key findings, conclusions and recommendations of the Task and Finish Group are detailed within the enclosed report (Appendix 1).

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Annual Infrastructure Funding Statement 2023 – Cabinet 13.12.2023

<https://shropshire.gov.uk/committee-services/documents/s36366/Annual%20Infrastructure%20Funding%20Statement%202023-30102023%201134%20draft%20002%20final.pdf>

Local Member: All

Appendices:

Appendix 1: Report of the Developer Contributions Task and Finish Group