



Annexe C

COUNCILLOR INPUT INTO SPENDING PLANS FOR DEVELOPER CONTRIBUTIONS

03 MARCH 2011

KEY ISSUE

Local Committee is asked to approve the approach set out below to seek input from councillors and local communities on establishing spending plans for developer contributions

SUMMARY

The report suggests a way of engaging councillors and local communities to gain suggestions as to how developer contributions should be used. The report sets out some limitations and caveats to this approach. The results of the consultation to be brought back to Local Committee for agreement.

OFFICER RECOMMENDATIONS

The Local Committee (Mole Valley) is asked to agree that:

- (i) Officers contact councillors, on behalf of the Local Committee to seek input into spending plans for developer contributions, as set out below
- (ii) Officers contact Parish Councils and Residents Associations to obtain community generated ideas in the same manner.

1 INTRODUCTION AND BACKGROUND

- 1.1 Members will be aware that the Council collects money from developers which is secured through
- s 106 agreements (usually for larger sites where one off agreements are put in place) or
 - Planning Infrastructure Contributions (PIC) which is done on a more formulaic basis and used for smaller sites.

In the future these schemes will be replaced by the Community Infrastructure Levy (CIL)

The regulations require that money collected must be:

- necessary to make the development acceptable in planning terms
- directly related to the development and
- fairly and reasonably related in scale and kind to the development

- 1.2 In the past MVDC has approached councillors for ideas on how to spend this money and these have been through reports to the Executive. In the past few years officers have taken reports on Dorking and Leatherhead town centres to the Executive, as well as providing general papers updating members on the developer contributions and reaffirming the current schemes and spending plans.

But MVDC's element of this money is only part of the total contributions collected. Money is also collected by MVDC on behalf of SCC and this is directed towards highways / transport, education and libraries. In the case of s 106 agreements there may be specific projects that have been identified (and may be written into the detail of the agreement).

- 1.3 Recently, a project has been running through the Local Committee to obtain improved oversight of what happens to this money and how it is spent, as well as trying to establish and improve the level of participation in determining what the money is spent on.

On this latter point, the way in which the money is spent will be constrained by the terms of a legal agreement (in the case of s 106 agreements) and by the legislation governing PIC (see above).

But within these overall limitations, the Local Committee would like to seek input into funding priorities from both its own councillors and councillors of MVDC. As such councillors are asked to suggest investment priorities which officers can then analyse. When suggesting investment priorities councillors may want to consider:

- County and District Council priorities in their corporate plans
- Legislation which restricts what it can be spent on (as described above)
- Any expectations that the developer may have as to how he / she thought it would be spent (if known)

- Suggesting a range of schemes: small, medium and large to suit a variety of funding scenarios
- Existing plans and documents including parish plans or health checks, the emerging Dorking Town Centre Area Action Plan, conservation area management plans, planning policy documents, etc
- The view of constituents and any local groups or Parish Councils
- The categories for spending this money as identified in the PIC agreement. For MVDC this has been:
 - Equipped play space (a list of projects are identified across the District as part of the play strategy)
 - Recycling (the money is used to purchase recycling equipment at the property and a contribution to recycling initiatives locally)
 - Environmental improvements (a list of projects are identified across the District)
- For Surrey County Council the priorities have been
 - Education
 - Libraries
 - Health
 - Transport

1.4 Although councillors are the elected representatives of an area, a key principle of localism is community engagement and devolution. Therefore it is proposed to contact Parish Councils and Residents Associations directly to ask to community generated ideas for spend.

1.5 How to respond

Officers are happy to discuss any proposals with members and will support community groups who are providing ideas. It is proposed that suggestions are emailed to Andrew Bircher at Andrew.bircher@molevalley.gov.uk. We are not specifying a form to use but it would be helpful if councillors could indicate the following (we recognise that some of them may not be worked up in detail, but an outline or expression of interest is acceptable at this stage):

- Description of project / initiative
- Location (the investment should be close to the development)
- Justification (does it fall within the parameters discussed above)
- Timescale (how long will the project take, is there a deadline)
- Cost guideline (less than £10k, less than £50k, over £50k)

- Where the idea came from (RA, PC, supported locally?)
- The benefits of the scheme
- What priority could be attached to the scheme

Project ideas should be submitted to Andrew Bircher by 21st March if possible in order to enable officers to consider the results prior to the next meeting of the Committee. We will continue to accept suggestions after this date if required.

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