

**SURREY COUNTY COUNCIL****LOCAL COMMITTEE (SPELTHORNE)****DATE: Monday 16 December 2013****LEAD OFFICER: John Brooks Deputy Head of Planning and Housing Strategy (Spelthorne)****SUBJECT: Report on the Introduction of the Community Infrastructure Levy in Spelthorne****DIVISION: SPELTHORNE**

<b><u>SUMMARY OF ISSUE:</u></b>
The purpose of this report is to update the Committee on the Borough's progress in introducing a Community Infrastructure Levy (CIL) in Spelthorne and in particular the joint technical work with Surrey County Council officers in quantifying the extent of infrastructure need for which the County Council is responsible.
<b><u>RECOMMENDATIONS:</u></b>
<b>The Local Committee (Spelthorne) is asked to:</b>  (i) Note the report for information.
<b><u>REASONS FOR RECOMMENDATIONS:</u></b>
The report responds to a request for an information update.

**1. INTRODUCTION AND BACKGROUND:**

- 1.1 CIL is a mechanism for collecting and pooling contributions from developers and will substantially replace Section 106 contributions for the purpose of providing new infrastructure. The levy will be significant source of funding for new or improved infrastructure that serves the wider area and includes roads and transport facilities, education and health facilities, recreation and sport, open space and flood defence. The statutory power to introduce and operate the CIL system rests with borough/district councils.
- 1.2 Whilst it is the Government's intention that developers pay more toward the cost of essential infrastructure this must not harm the overall viability of development. Authorities are not allowed to collect more CIL monies than is required to meet their identified infrastructure needs. This therefore requires infrastructure needs to be clearly identified and costed and for council's to have detailed viability evidence of a range of development types in their area. They then have to strike a careful balance between the cost of meeting

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infrastructure needs and development viability when setting their CIL 'charging schedule'.

- 1.3 As part of this work we have prepared what is called an Infrastructure Delivery Plan (IDP). This identifies the infrastructure needed to meet the development needs set out in Spelthorne' adopted Core Strategy and Policies Development Plan Document (DPD) and its Allocations DPD. These deal with the period to 2026. This has involved close working with infrastructure providers in particular with County Council officers in both the Transport and Education sections.
- 1.4 Public consultation (2 July – 13 August 2013) has already taken place on a 'Preliminary Draft Charging Schedule'. Further progress was delayed to await new government regulations which will better assist us in securing an appropriate charge in different parts of the Borough and for different types and scale of development. These regulations will be in place by the end of January.
- 1.5 We are now finalising all the necessary documents including updating the IDP with County Council officers. The Borough Council will consider in January the 'Draft Charging Schedule' so it can then be published for further public consultation. An examination will be required where an independent inspector will consider any outstanding objections. It is expected that a CIL 'charging schedule' could be adopted by the autumn.

### **2. ANALYSIS:**

- 2.1 Not required for this information report.

### **3. OPTIONS:**

- 3.1 Not required for this information report.

### **4. CONSULTATIONS:**

- 4.1 Not required for this information report.

### **5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:**

- 5.1 Broader financial purpose of CIL is covered in para 1.1 above.

### **6. EQUALITIES AND DIVERSITY IMPLICATIONS:**

- 6.1 Not relevant for this Committee - the report is about decisions Spelthorne Council will be taking in due course.

### **7. LOCALISM:**

- 7.1 The purpose of CIL is to meet local infrastructure needs which is described in paras 1.1 and 1.2 above.

**8. OTHER IMPLICATIONS:**

8.1 None.

**9. CONCLUSION AND RECOMMENDATIONS:**

9.1 That the information be noted.

**10. WHAT HAPPENS NEXT:**

10.1 Covered in para 1.5 above.

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**Consulted:**

Not applicable to this information report

**Annexes:**

None

**Sources/background papers:**

Set out on Borough Council's CIL web page -

<http://www.spelthorne.gov.uk/article/4217/Community-Infrastructure-Levy-CIL>

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