

**SURREY COUNTY COUNCIL****LOCAL COMMITTEE (EPSOM & EWELL)****SURREY**

**DATE:** 7<sup>th</sup> DECEMBER 2015  
**LEAD OFFICER:** PAUL DRUCE INFRASTRUCTURE AGREEMENTS AND CIL MANAGER

**SUBJECT:** THE COMMUNITY INFRASTRUCTURE LEVY AND NOMINATIONS TO THE BOROUGH'S JOINT INFRASTRUCTURE GROUP

**DIVISIONS:** ALL

**SUMMARY OF ISSUE:**

Epsom & Ewell Borough Council have been operating the Community Infrastructure Levy (CIL) since 1<sup>st</sup> July 2014.

As part of the governance regime for the allocation of strategic monies the Borough is establishing a Joint Infrastructure Group which will be made up of their Head of Planning, three Borough Members and two County Members to determine the Borough's Infrastructure Delivery Plan priorities and to make recommendations as regards the allocation of strategic CIL receipts.

As a result the Borough have requested that two County Members be nominated to sit on the Group, the first meeting of the Group anticipated to take place shortly after the meeting of the Local Committee.

This report summarises the background to CIL and the governance process adopted by Epsom & Ewell BC.

**RECOMMENDATION:**

The Local Committee (Epsom & Ewell) is asked to approve the nomination of County Councillors Eber Kington and John Beckett to sit on the Joint Infrastructure Group.

**REASONS FOR RECOMMENDATIONS:**

To nominate two County Members to sit on the Joint Infrastructure Group to determine the Borough's Infrastructure Delivery Plan priorities and to make recommendations as regards the allocation of strategic CIL receipts.

**1. INTRODUCTION AND BACKGROUND TO CIL:**

1.1 Following the introduction of the Community Infrastructure Levy (CIL), in April 2010, the Government published Regulations, including a range of consequential amendments since 2010, which restrain the ability of local planning authorities to pool or seek section 106 contributions beyond April 2015, (with the exception of contributions for the provision of affordable housing), the majority of infrastructure contributions having to be sought in the future through the Infrastructure Levy process.

- 1.2 In a two tier area such as Surrey charges are set by the Borough or District based on the size and type of the new development and its viability, the levy becoming due once planning permission has been implemented.
- 1.3 The money raised from the Levy is then intended to be used to support growth by funding new and improved infrastructure and can include transport network improvements, new or enhanced schools and better leisure and recreation facilities.
- 1.4 The Borough considered its proposed governance arrangements for the allocation of CIL receipts and the updating of the Infrastructure Delivery Plan and these were considered by its Strategy and Resources Committee at its meeting on 29<sup>th</sup> September 2015, a copy of the report being shown at **Annexe 1**.
- 1.5 Whilst the report recommended that the proposed Joint Infrastructure Group would include a representative of the County Council's Local Committee with no voting powers, the meeting actually agreed that two County Council Members should sit on the Group, hence the need for the Local Committee to nominate the two County Members.

## **2. ANALYSIS:**

- 2.1 Epsom & Ewell has established a Joint Infrastructure Group (JIG) which will be made up of their Head of Planning, three Borough Members and two County Members to determine the Borough's Infrastructure Delivery Plan (IDP) priorities, and to make recommendations as regards the allocation of strategic CIL receipts. This is to be complemented by a Joint Infrastructure Team (JIT) comprising of officers from both Surrey County Council and Epsom and Ewell Borough Council.
- 2.2 The Borough regard the updating and prioritisation of schemes or projects in the IDP as very important as it is those schemes or projects which are likely to receive the CIL receipts and as a result the JIG is an important group whose recommendations will be considered by the Strategy and Resources Committee for approval.
- 2.3 For a strategic scheme or project to be granted CIL funding, it must feature on the Borough Council's Regulation 123 list, based on the Borough's IDP, the List ensuring that nominated schemes or projects are not funded by both CIL and s106 funding, the current List being shown within an annexe to the report shown at **Annexe 1**.
- 2.4 The Regulation 123 List has been deliberately couched at a 'high level' to provide a degree of flexibility as regards the allocation of CIL receipts to a range of schemes or projects.
- 2.5 The report identifies the proposed CIL governance arrangements, the joint infrastructure group, the suggested categorisation of schemes in the IDP, the

proposed allocation of initial CIL receipts and the infrastructure prioritisation criteria.

- 2.6 The prioritisation of schemes in the Borough's IDP for CIL funding will be considered by the Borough's Joint Infrastructure Group (JIG), comprising the Head of Planning, three Borough Members and two County Members, the Group not having any decision making powers and recommendations therefore being made.
- 2.7 The Group will meet three times a year to decide the priorities of specific schemes shown in the IDP, the prioritised version of the IDP being determined at each December meeting of the Group, it then being submitted to the Strategy & Resources Committee for approval each January, before being considered once again at the April meeting of the Group where the priorities for CIL funding will be finalised and bids will be invited for the available CIL receipts.
- 2.8 The Group will then meet again in July to consider the distribution of CIL receipts against the bids submitted, their recommendations being made to the Capital Member Group who in turn will report to the Borough's Financial Policy Panel.
- 2.9 The Financial Policy Panel will then report to the Borough's Strategy & Resources Committee who will then report to the Borough's Full Council where the recommendations will be ultimately determined.
- 2.10 Local Community Groups will have the opportunity to bid for the neighbourhood proportion of the levy, which the Borough Council have determined will be 15% of the CIL receipts, and bids for the neighbourhood proportion of the levy will be determined by the Borough's Strategy & Resources Committee, recommendations then being made to Full Council.
- 2.11 The Borough has already determined that up to £250k of CIL receipts will be allocated towards the Borough's Plan E - Epsom Town Centre improvements project and the next tranche of available receipts will be set aside for the Kiln Lane Link Road scheme.

### **3. OPTIONS:**

- 3.1 Potential options for strategic project funding utilising CIL are contained in the Borough's Regulation 123 List, shown at **Annexe 1**, which lists those projects from its IDP which can be funded by CIL receipts.

### **4. CONSULTATIONS:**

- 4.1 The Borough will publish a consultation summary report which will indicate stakeholder support for the projects and schemes proposed for CIL funding.

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

- 5.1 It is anticipated that CIL receipts will be generated as a result of the ongoing development activity in Epsom & Ewell and officers of both authorities will continue to work together to prioritise the infrastructure required to support the new development.
- 5.2 Officers will also maximise the match funding opportunities that CIL presents, to ensure where possible new development mitigates the impacts of new development upon the local community and its infrastructure and benefits the local community.

**6. LOCALISM:**

- 6.1 CIL removes the previous s106 link with individual development but it is to be spent upon strategic infrastructure (80%), local infrastructure (up to 15%) and administration and monitoring (5%) to ensure the local community benefits from the infrastructure which is provided to support local growth in the Epsom & Ewell area.
- 6.2 The money will be able to be spent on the provision, improvement, replacement, operation or maintenance of infrastructure which addresses the demands that new development places on a local area.

**7. EQUALITIES AND DIVERSITY IMPLICATIONS:**

There are no implications arising from this report.

**8. OTHER IMPLICATIONS:**

Area assessed:	Direct Implications:
Crime and Disorder	No significant implications arising from this report
Sustainability (including Climate Change and Carbon Emissions)	No significant implications arising from this report
Corporate Parenting/Looked After Children	No implications arising from this report
Safeguarding responsibilities for vulnerable children and adults	No implications arising from this report
Public Health	No significant implications arising from this report
Human Resource/Training and Development	No implications arising from this report

**9. CONCLUSION:**

- 9.1 Members are asked to note the contents of this report and approve the nomination of two County Members, Eber Kington and John Beckett to sit on the Borough's Joint Infrastructure Group.

<b>10. WHAT HAPPENS NEXT:</b>
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- 10.1 The Local Committee will be informed of any County Council bids made to Epsom & Ewell BC for CIL funding including details of the schemes or projects and their anticipated timeframe.

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**Consulted: Dominic Forbes – Planning & Development Group Manager**  
**Mark Berry – Head of Planning : Epsom & Ewell BC**

**Annexes: Annexe 1 – Epsom & Ewell BC Strategy & Resources Committee –**  
**29<sup>th</sup> September 2015 : CIL Governance Arrangements**

**Sources/background papers:**

**Community Infrastructure Regulations 2010 (as amended)**

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