



JOINT COMMITTEE (SPELTHORNE)

DATE: 09 MARCH 2021

**LEAD OFFICER: JOANNA GHAZALEH – INFRASTRUCTURE DELIVERY
COORDINATOR**

ANN BIGGS – STRATEGIC PLANNING MANAGER

SUBJECT: APPROVAL OF CIL FUNDING – VARIOUS PROJECTS

DIVISION: ALL

SUMMARY OF ISSUE:

Spelthorne Borough Council introduced CIL in April 2015. To date, receipts in excess of £6million have been received.

Since 2020 there has been a focus on the allocation and spending of CIL. In order to proceed with this objective, discussions have taken place between the Leader, Joint Committee Chair and Portfolio Holder to consider bids received, ahead of the Task Group and amended Terms of Reference being agreed by the Joint Committee as set out later in this report.

Five applications for CIL funding have been considered by the informal working group, of which four are recommended to the Joint Committee for approval.

RECOMMENDATIONS:

The Joint Committee (Spelthorne) is asked to agree that:

- (i) The amended Terms of Reference (Annexe 1) and accompanying Scoring Criteria (Annexe 2) are approved.
- (ii) Strategic CIL funding of £5,000,000 is agreed to Surrey County Council Highways – A308 Improvements bid (Annexe 3).
- (iii) Strategic CIL funding of £610,000 is agreed to Spelthorne Borough Council, Neighbourhood Services – Installation of outdoor gyms equipment (10 locations) (Annexe 4).
- (iv) Strategic CIL funding of £110,000 is agreed to a joint project between Spelthorne Borough Council Neighbourhood Services and Surrey County Council Highways – Replacement of automated restriction bollards on Staines High Street (Annexe 5).
- (v) Strategic CIL funding of £2,645.57 is agreed to Surrey County Council Highways – Installation of a Vehicle Activated Sign (VAS) on Chertsey Road (Annexe 6) on condition the amount is recouped from Shepperton's Local CIL allocation as agreed by Shepperton ward councillors.

REASONS FOR RECOMMENDATIONS:

The Community Infrastructure Levy (CIL) Regulations require the council to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. The above applications have been considered in context of existing and upcoming development within Spelthorne. A range of additional aspects have been taken into consideration, such as health and safety, wellbeing, and accessibility. The above schemes meet the general criteria to be considered for CIL funding, and it is recommended funding is granted.

1. INTRODUCTION AND BACKGROUND:

- 1.1 Spelthorne Borough Council has been collecting CIL since April 2015, in which time receipts in excess of £6 million has been received.
- 1.2 Since 2020 there has been a focus on putting into place governance arrangements to allow the spending of CIL in line with the applicable Regulations. Terms of Reference for the 'CIL Task Group' (Annexe 1) have been drawn up along with the Scoring Criteria (Annexe 2).
- 1.3 In order to proceed with the allocation and spending of CIL, discussions have taken place between the Leader, Joint Committee Chair and Portfolio Holder to consider bids received.
- 1.4 Bids considered to meet both Spelthorne's strategic objectives, as well as the general CIL criteria, are now being recommended to the Spelthorne Joint Committee for approval. The Joint Committee is the decision-making body with regards to CIL Strategic Funding.
- 1.5 Governance arrangements for the allocation and spending of Local CIL are being finalised. The decision-making body with regards to Local CIL is recommended to be Local CIL Spending Boards comprising ward councillors. The Spelthorne Joint Committee is not involved in Local CIL decision making.
- 1.6 On 10 February 2021, five applications, requesting a total of £7,592,645.57 in Strategic CIL funding were considered.
- 1.7 Four of the five applications are recommended to the Joint Committee for approval for CIL funding. Further information on each application and scheme will be provided within this report.
- 1.8 In summary the amount recommended for approval totals £5,592,645.57, of which £5,590,000 is Strategic CIL funding, and £2,645.57 will be recouped from Local CIL funding once governance arrangements have been agreed.

2. ANALYSIS:

- 2.1 The CIL Regulations require the Council to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.
- 2.2 Amendments to the CIL Regulations in September 2019 replaced the Regulation 123 list with the requirement for the Council to produce an annual Infrastructure Funding Statement (IFS). The first IFS was published in December 2020.

- 2.3 An IFS must be published annually to illustrate a summary of all financial contributions relating CIL within the Borough. It must include a statement of infrastructure projects which Spelthorne intends wholly or partly fund through CIL.
- 2.4 As a part of the new IFS requirement, along with work on the forthcoming Local Plan and Infrastructure Delivery Plan (IDP) officers met with a range of infrastructure providers and stakeholders in order to gauge their needs over a 15-year period.
- 2.5 As a part of this work, Strategic CIL bids were encouraged, and a total of five valid bids were received. Of the five bids, four are being recommended to the Joint Committee for CIL funding.
- 2.6 The four bids have been considered in context of existing and upcoming development within Spelthorne. A range of aspects have been taken into consideration, such as health and safety, wellbeing, and accessibility.
- 2.7 The above schemes meet the general criteria to be considered for CIL funding, and it is recommended funding is granted.

3. OPTIONS:

3.1 A308 Package

- 3.2 This scheme is largely focussed on road safety. The proposal covers the A308 from Sunbury Cross to Fordbridge Roundabout, focusing on smart and sustainable improvements. The package proposes improvements to three major junctions along the A308. Improvements will result in a number of safety issues being addressed and are part of a larger project to promote walking and cycling. See Annexe 3 for full scheme details.
- 3.3 The High Level Aims as identified by Surrey CC Highways include improvements to safety, future proofing Local Plan impacts, improvements to resident wellbeing, and the encouragement of sustainable modes of travel.
- 3.4 The proposal is split into separate schemes which are all inter-linked but can be undertaken independently based on potential funding and timescale objectives. CIL funding will be spread over the 4-year delivery period. The funding will be released on provision of invoices.
- 3.5 Should CIL not be awarded, the project is still likely to proceed however alternative funding would have to be secured which may lead to a delay in delivery or in a piecemeal manner.
- 3.6 The scheme is recommended for approval for £5,000,000 of Strategic CIL funding.

3.7 Outdoor Gym Equipment (10 locations)

- 3.8 As we find ourselves in a global pandemic where emphasis is being put on health and wellbeing, this scheme has been viewed as positive by the working group to target current issues and promote a healthy lifestyle.
- 3.9 New development relies heavily on residents use of open and green spaces. A need has been identified to cater for the older youth and adults of all ages who are looking for health related equipment.

- 3.10 Placing open air gyms in green spaces encourages residents to participate in the Health Agenda and provides a facility that is readily accessible at all times and at no cost. Please see Annexe 4 for full scheme details
- 3.11 There are 10 identified locations for the proposed installation of outdoor gym equipment, as follows:
- Laleham Park, Laleham
 - Greenfield Recreation Ground, Laleham
 - Lammas Park, Staines
 - Manor Park, Shepperton
 - Cedars Recreation Ground, Sunbury
 - Kennington Recreation Ground, Sunbury
 - Stanwell Moor Recreation Ground
 - Alexandra Recreation Ground, Ashford
 - Staines Park
 - Ashford Recreation Ground
- 3.12 Funding for this provision is not available through alternative sources. As CIL is intended to support local communities, the provision of outdoor equipment will provide a number of health and wider community benefits as well as meeting a strategic objective to promote health and wellbeing borough wide.
- 3.13 This bid is considered to meet the Strategic CIL criteria as the Council intends to take a coordinated approach to the delivery of recreation facilities, which represents a strategic need across the Borough.
- 3.14 There would be a risk involved should this application be considered for Local CIL funding, whereby Local Spending Boards may have differing priorities for their CIL allocation, and/or may have insufficient funds to meet this strategic need.
- 3.15 This scheme is recommended for approval for £610,000 of Strategic CIL funding.
- 3.16 **Replacement of automated restriction bollards in Staines High Street**
- 3.17 The current bollards on Staines High Street have been deemed beyond economical repair since 2015.
- 3.18 This scheme would target a number of safety issues which need to be addressed. Please see Annexe 5 for full scheme details.
- 3.19 Staines is the main business and shopping district within Spelthorne. Staines has a growing number of residents and draws in visitors from further afield. Due to the strategic importance of Staines Town Centre, this bid is considered to meet the strategic purpose of CIL funding.
- 3.20 This scheme is recommended for approval for £110,000 of CIL Strategic funding.
- 3.21 **Installation of a Vehicle Activated Sign (VAS) Chertsey Road**
- 3.22 This scheme targets speeding and road safety issues on Chertsey Road, Shepperton.
- 3.23 Ordinarily, this scheme would be considered applicable for Local CIL funding. However, whilst governance arrangements are being finalised, for the scheme to

progress, initial monies will be allocated from Strategic CIL funding on the condition the amount is recouped from Shepperton's Local CIL allocation.

- 3.24 This has been agreed by Shepperton ward councillors. The funding will be moved across once Local CIL governance arrangements have been finalised.
- 3.25 There is no alternative funding for this scheme. Should CIL funding not be allocated, the scheme is unlikely to go ahead.
- 3.26 The scheme is recommended for approval for £2,645.57 of CIL funding.
- 3.27 **Staines Leisure Centre**
- 3.28 A bid for £2,000,000 of CIL was received from Spelthorne Borough Council towards the replacement Staines Leisure Centre.
- 3.29 The new replacement Leisure Centre is supported and promoted by the Council's own Leisure Team, officers, Cabinet and Full Council. A Needs Survey carried out in 2017 highlighted the demand from a range of sports and activities to support the project. Please see Annexe 7 for full scheme details.
- 3.30 Although this would be considered a strategic project catering for the local community, and required as a result of growth, it has been decided the scheme is better funded through alternative sources.
- 3.31 Should CIL funding not be committed to this scheme, funding will likely be secured from alternative sources and proceed.
- 3.32 This scheme is not recommended for approval for CIL funding at this time.

4. CONSULTATIONS:

- 4.1 There is no requirement for consultation for the allocation of Strategic CIL funding.
- 4.2 Consultation is a requirement with regards to Local CIL Spend.
- 4.3 All the above scheme apart from the VAS are considered as Strategic CIL Spending.
- 4.4 Due to governance arrangements not being in place for Local CIL Spending, it is proposed that the VAS scheme is funded through the Strategic CIL at this time. Approval has been confirmed by Shepperton ward councillors that once Local CIL governance is in place, the amount of £2,645.57 will be moved from Shepperton's Local CIL allocation into the Strategic 'pot'.

5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 The fundamental purpose of CIL is to support infrastructure required as a result of growth in an area.
- 5.2 The schemes recommended above meet these criteria, as well as a number of additional policies and strategies of both the Council and County. They are scheme which will benefit the current, and future residents of the Borough.
- 5.3 Forecasting has been undertaken to ensure the Council has sufficient CIL funds to commit the requested amount of money to each scheme. It has been confirmed that

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the Council can commit to funding the above schemes whilst maintaining a £1 million reserve.

- 5.4 Where the scheme, such as the A308 package, is only partially reliant on CIL funding, it is understood that the remaining amount has been secured through alternative sources.

6. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 6.1 The supported projects recommended for CIL funding would bring a number of benefits with regards to equalities and diversity across the Borough.
- 6.2 All four recommended projects would create enhanced local facilities for the residents of Spelthorne, regardless of their demographic.
- 6.3 Three of the recommended schemes focus on road safety. These schemes consider the safety of not only the motorist, but of all road users.
- 6.4 The A308 package and the bollards scheme in Staines particularly focus on pedestrian safety, once again, regardless of demographic.
- 6.5 The outdoor gym scheme considers the health and wellbeing of all residents, in line with the Borough's Health Agenda. The installation of outdoor gyms will allow such equipment to be accessible to all, at no cost.

7. LOCALISM:

- 7.1 Three of the recommended projects have a specific focus on road safety. Addressing these safety issues will benefit residents across the Borough.
- 7.2 As well as targeting a number of safety issues, the A308 package will improve transport links, promote sustainable and alternative modes of transports, and allow connectivity and accessibility not only in the local area, but Borough wide.
- 7.3 The installation of outdoor gym equipment will allow residents to maintain a healthier lifestyle and take care of their wellbeing, in line with the Borough's Health Agenda. The facility can be used at no cost, and with the proposal of a facility being installed at 10 locations across the Borough, they are easily accessible to residents.

8. OTHER IMPLICATIONS:

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

8.1 Sustainability implications

The A308 scheme has a number of sustainability implications, particularly with regards to travel and transport. The scheme is a part of a wider project to create a cycling and walking corridor across the Borough. Improvements to the Junctions will create a smoother flow of traffic, ultimately reducing congestion and improving air quality within the area. Please see Annexe 3 for full scheme details.

8.2 Public Health implications

Both the A308 scheme and the installation of outdoor gym equipment will have implications with regards to public health.

As mentioned above the A308 scheme will aim to promote sustainable modes of travel within the Borough by creating a cycling and walking corridors.

The installation of outdoor gym equipment targets Spelthorne's health agenda enabling residents to access gym equipment in local parks at no cost, as well as promoting wellbeing and a healthy lifestyle.

9. CONCLUSION AND RECOMMENDATIONS:

9.1 The purpose of CIL is to fund infrastructure required as a result of growth. The Council is aware of current infrastructure requirements through its active engagement with keys infrastructure providers, particularly highlighted by work on the upcoming Infrastructure Delivery Plan (IDP) and Local Plan, which focus on growth in the Borough over a 15-year period.

9.2 The annual requirement to publish an Infrastructure Funding Statement (IFS) highlights the need for a transparent mechanism whereby CIL is allocated to projects meeting the general criteria for funding.

9.3 In conclusion, it is recommended that the Joint Committee approves the amended Terms of Reference, and total funding of £5,592,645.57 for the following schemes and amounts:

9.4 A308 Improvements bid (£5,000,000)

9.5 Installation of outdoor gyms equipment (10 locations) (£610,000)

9.6 Replacement of automated restriction bollards on Staines High Street (£110,000)

9.7 Installation of a Vehicle Activated Sign (VAS) on Chertsey Road (to be recouped from Local CIL) (£2,645.57)

10. WHAT HAPPENS NEXT:

10.1 Following approval from the Joint Committee, award letters will be sent to applicants to make them aware of the outcome.

10.2 The Council will expect to be provided with an estimated completion date of the project, the date at which funds will be transferred.

10.3 There will be the possibility of funding projects in phases, on the provision of evidence of funding required.

10.4 All projects awarded CIL funding are expected to commence within 12 months of the award date. This will be set out in the terms included in the award letters.

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Consulted:

Leader of Spelthorne Borough Council – John Boughtflower
Chairman of the Spelthorne Joint Committee – Richard Walsh
Deputy Leader of Spelthorne Borough Council - Jim McIlroy
Strategic Planning Manager, Spelthorne – Ann Biggs
Principal Planning Officer (Policy) Spelthorne – Geoff Dawes
Principal Planning Officer (Policy) Spelthorne – Jane Robinson
Infrastructure Delivery Co-ordinator, Spelthorne – Joanna Ghazaleh

Annexes:

Annexe 1 – CIL Task Group Terms of Reference
Annexe 2 – Scoring Criteria
Annexe 3 – A308 Package
Annexe 4 – Outdoor Gym Equipment
Annexe 5 – Staines High Street Bollards
Annexe 6 – VAS Chertsey Road
Annexe 7 – Staines Leisure Centre

Sources/background papers:

N/A