

Cabinet

Wednesday, 12 September 2018

COMMUNITY INFRASTRUCTURE LEVY SPENDING 2018/19 (REP1837)

EXECUTIVE SUMMARY

1. To agree the Community Infrastructure Levy Plan 2018.
2. To agree how Community Infrastructure Levy funds should be spent for the financial year 2017/18.

Is the report Open or Exempt?	Open
Wards Affected:	All
Cabinet Member:	Councillor David Ritchie, Cabinet member for Planning and Coastal Management and Councillor Paul Ashdown, Assistant Cabinet Member
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1 INTRODUCTION

- 1.1 Waveney District Council introduced the Community Infrastructure Levy (CIL) on the 1st August 2013. This followed the adoption of the Council's CIL Charging Schedule by Full Council on the 22nd May 2013.
- 1.2 CIL is the main way in which the Council now collects contributions from developers for infrastructure provision to support development planned in the Council's Local Development Framework (the Local Plan). It largely replaces the old system of Section 106 planning obligations. However, Section 106 will still be used for some site specific infrastructure and affordable housing.
- 1.3 On 19th November 2014, Full Council agreed process and governance arrangements for the spending of CIL.
- 1.4 Council agreed that decisions on what to spend CIL on should be made through an annual programming process supported by an annually updated infrastructure plan. Recommendations on what to spend CIL on are made by the Council's Local Plan Working Group and the final decision is made by the Council's Cabinet. Full details on the process are included in Appendix A of the CIL Infrastructure Plan (Appendix A to this report).

2 CIL INFRASTRUCTURE PLAN FOR 2017/18

- 2.1 The CIL Infrastructure Plan for 2018/19 is included in Appendix A to this report. The Infrastructure Plan outlines the infrastructure which is needed to support development planned for in the Council's Local Plan. The plan is updated annually and it should be noted that further projects will be added to the plan as they are developed. The plan has been prepared in consultation with relevant infrastructure providers, including Suffolk County Council.
- 2.2 The CIL Infrastructure Plan currently identifies a funding gap of £28,410,123 for infrastructure which CIL will need to help close. The Infrastructure Plan also outlines the CIL statement of accounts as of 1st April 2017. At present there is £1,123,799.37 available to spend. This accumulation of CIL funds means that some funding can be released during the coming financial year to help finance the projects detailed below.

East of England Park

- 2.3 This project seeks to regenerate the area to the north of the Bird's Eye factory, to increase connectivity with the surrounding area and to increase local community involvement in the maintenance and management of the area. It is identified as allocation SSP4 in the Lake Lothing and Outer Harbour Area Action Plan. The total cost of the project is £1,086,078, of which £997,901 has been paid for by a grant from the Coastal Community Fund. It is therefore proposed that CIL funding should be used to provide the remaining £88,000. Delivery of this project is scheduled to commence in January 2019. It is recommended that this project receive CIL funding in order to ensure delivery.

Footpath Development at Hill Farm Road

- 2.4 This proposal is linked to planning permission DC/16/4510/OUT on land to the north and east of Hill Farm Road in Halesworth. This development will be comprised of 160 dwellings on the eastern edge of Halesworth. Suffolk County Council has requested £56,002.50 to improve and enhance footpath provision in the surrounding area. This will include providing footpath links to the town centre and surrounding residential areas. It is recommended that this funding is made available to support the project in order to improve footpath links to the new development and to improve the sustainability of the

development. It is recommended that this project should receive CIL funding in order to ensure delivery. Officers have also been asked to investigate with Suffolk County Council the possibility of delivering cycle access in tandem with footpath improvements at Hill Farm Road.

Bungay Community Centre

- 2.5 The provision of a new community centre in Bungay will replace the existing facility, which is in a poor state of repair and can no longer be used. The project has been identified in site specific allocation BUN3 (Land at Upper Olland Street) in the existing Local Plan, which seeks to redevelop the site of the existing community centre for housing. Site specific allocation BUN4 (Land at Old Grammar Lane) allocates land for the development of a new community centre. This site is the subject of an existing planning permission (DC/11/0847/FUL). The total cost of the scheme is £746,460. The sale of the existing community centre for housing development is expected to raise £350,000 and Bungay Honeypot Trust, which is responsible for delivering the scheme, can commit a further £30,000. This means that there is a funding gap of £366,460, which it is proposed will be paid for by CIL funding. The proposal for the new community centre includes a new design which may require an additional planning application to address differences to that which has already been granted permission. Therefore CIL funding should be dependant on the planning permission for the new community hall.
- 2.6 Allocation of CIL money for the construction of a new community centre in Bungay should be made subject to the following specific conditions:
- Details of the financing of the project should be made available. This should include the amount of money raised from the sale of the old community centre.
 - Final construction costs for the new community centre should be provided. This should include a detailed quote that lists all cost items.
 - Planning permission for changes for the new community centre should be obtained as necessary.

Worlingham Community Facility

- 2.7 This project seeks to provide a new community centre for Worlingham on the site of the former Worlingham Primary School. It is estimated that that the total cost of this project is £1,000,000. Most of the cost of this project is estimated to be met from the sale of 15 houses which are to be developed on the site. £70,000 has been requested to cover the cost of consultancy fees, which are estimated to account for 7% of total project costs. It is recommended that this project receive CIL funding in order to ensure delivery.
- 2.8 Allocation of CIL funding for the Worlingham Community Facility should be made subject to the following specific conditions:
- Details of the financing of the project, including the amount of money raised from the sale of the 15 houses, should be made available.
 - Provision of a detailed quote for the construction of the new community facility should be made available. This should include a detailed breakdown of construction costs and consultancy fees.

Repair of Moorings at Beccles Quay

Beccles Fenland Charity Trust has proposed a scheme to renovate the moorings at Beccles Quay. These are in a poor state of repair and have been unusable since 2013. The Trust has already committed £6,339 to regenerate 30 metres of moorings and £84,000 of

CIL funding has been requested to pay to regenerate a further 80 metres of moorings. It is recommended that CIL funding is made available to ensure the delivery of this project.

Beccles Nest 3G Pitch

- 2.9 The Beccles Nest 3G pitch is intended to provide a 3G pitch to be used chiefly for football. The 3G pitch is also intended for use for rugby training. The scheme costs £770,154 of which £695,654 funding has already been agreed. The CIL funding requested is £74,500. The need for a new football pitch has been identified in the Green Infrastructure Strategy and the Waveney District Council Pitch and Outdoor Sports Facilities Assessment.
- 2.10 Allocation of CIL funding for the Beccles Nest 3G pitch should be made subject to the following specific conditions:
- Greater clarity should be provided about project timescales.
 - Further information should be provided about the other sources of funding secured.

Other Projects Considered

- 2.11 A number of other projects were considered but it was decided that CIL funding should not be allocated to them during the 2018/19 financial year. This is because they either do not support growth in the District; are not related to development in the Local Plan; have not been progressed enough to enable delivery during the 2018/19 financial year; or are not scheduled to commence in the 2018/19 financial year. This includes the Lowestoft strategic flood defence project which is not scheduled to commence until after the 2018/19 financial year. However it is possible that some of these projects could receive CIL funding in future years.
- 2.12 In total it is estimated that £4,064,172 of CIL will be raised over the period to 2025. This will fund only a small proportion of the current project funding gap. It should be noted that the funding gap may rise in future years as more projects are identified. This means the Council will need to exercise caution when releasing CIL funds to ensure they are spent on projects which provide the most amount of benefit in terms of helping to sustainably deliver development within the Council's Local Plan.

3 RECOMMENDATION FOR CIL SPEND THIS FINANCIAL YEAR

- 3.1 It is recommended that £88,000 should be made available to enable the delivery of the East of England Park project.
- 3.2 It is recommended that 56,002.50 should be made available to enable the delivery of improved footpath access to the Hill Farm Road development in Halesworth.
- 3.3 It is recommended that £366,460 should be made available to enable the delivery of a new community centre in Bungay.
- 3.4 It is recommended that £70,000 should be made available to enable the delivery of a new community centre in Worlingham.
- 3.5 It is recommended that £84,000 should be made available to enable the repair or moorings at Beccles Quay.
- 3.6 It is recommended that £74,500 should be made available to enable the delivery of a 3G pitch in Beccles.
- 3.7 It is recommended that the remaining CIL funding should be banked for use in future years.

4 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

5 FINANCIAL AND GOVERNANCE IMPLICATIONS

5.1 The Council's Local Plan Working Group considered and endorsed the CIL Infrastructure Plan 2018 at their meetings of 18th of July 2018 and the 15th of August 2018. Having regard to officer's advice, the Working Group resolved to recommend to Cabinet that CIL funding should be made available to finance the projects listed in the recommendations section.

6 OTHER KEY ISSUES

6.1 This report has been prepared having taken into account the results of an Equality Impact Assessment, a Sustainability Impact Assessment and a Partnership Impact Assessment (*highlight any issues arising from those assessments and list the Impact Assessments as Background Papers*).

7 OTHER OPTIONS CONSIDERED

7.1 Members have the option of not agreeing the CIL Infrastructure Plan and CIL spending recommendations, or making amendments to them.

8 REASON FOR RECOMMENDATION

8.1 To ensure that funding is made available to finance the projects listed above and that CIL funds are available in future years to help meet the cost of infrastructure needed to support the development outlined in the Council's Local Plan.

RECOMMENDATIONS

1. That Cabinet approves the Community Infrastructure Levy Infrastructure Plan included in Appendix A.
2. That Cabinet approves £88,000 to enable the delivery of the East of England Park project.
3. That Cabinet approves 56,002.50 to enable the delivery of improved footpath access to the Hill Farm Road development in Halesworth.
4. That Cabinet approves £366,460 to enable the delivery of a new community centre in Bungay.
5. That Cabinet approves £70,000 to enable the delivery of a new community centre in Worlingham.
6. That Cabinet approves £84,000 to enable the repair or moorings at Beccles Quay.
7. That Cabinet approves £74,500 to enable the delivery of a 3G pitch in Beccles.

The remaining funds should be banked for use in future years. This will enable more funding to be available for critical and essential projects in the future when they are ready to be delivered

APPENDICES

Appendix A

Community Infrastructure Levy Infrastructure Plan 2018