



CABINET

Tuesday, 22 September 2015

COMMUNITY INFRASTRUCTURE LEVY SPENDING 2015/16 (REP1293)

PURPOSE OF REPORT

1. To agree the Community Infrastructure Levy Infrastructure Plan 2015.
2. To agree how Community Infrastructure Levy funds should be spent for the financial year 2015/16.

Is the report Open or Exempt?	Open
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Wards Affected:	All
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Cabinet Member:	Cllr David Ritchie
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Supporting Officer:	Sam Hubbard Principal Planner (Policy and Delivery) Telephone Number: 01502 523079 Email address: sam.hubbard@eastsoffolk.gov.uk
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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 2015/16

- 2.1 The CIL Infrastructure Plan for 2015/16 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 £6,659,042 for infrastructure which CIL will need to help close. The plan identifies a number of projects which could move forward this year should funds be available:
 - Access improvements to Broadway Farm industrial estate. (Site Specific Allocation: HAL1 and 2).
 - Normanston Park Changing Rooms
 - Beccles Common Lane Pitches Drainage Improvements
 - Play space provision at the planned community centre site, Old Grammar Lane, Bungay (Site Specific Allocation: BUN4)
- 2.3 The Infrastructure Plan also outlines the CIL statement of accounts as of 1st April 2015. At present there is only £69,197.51 available to spend. This relatively low figure is due to the fact that CIL is only paid once development commences and when it commences it is paid in instalments over a period of 18 months to 2 years. Therefore, it will take a couple of years before the Council starts to receive more significant sums of money from the levy. The Infrastructure Plan also provides a forecast of likely future receipts of CIL. This will also help infrastructure providers if they are looking for match funding over the course of a year if they know what the CIL pot might look like the following April. Forecasts are based on:
 - Instalments due from already commenced development
 - Liability notices from permitted liable development that has not yet commenced
 - Potential CIL from developments allocated in the Council's Local Plan
 - Potential CIL from additional windfall sites.
- 2.4 In total it is estimated that £3,223,570 will be raised over the period to 2025. This will fund nearly half of the current project funding gap. However, it should be noted that the funding gap may rise in future years as more projects are identified, for example green infrastructure and cycling improvement projects. This means the Council will need to be cautious 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 YEAR

- 3.1 As identified in the Infrastructure Plan and noted above there are four projects which could benefit from CIL funding this year. All four projects meet the general criteria for CIL funding agreed by Council.
- 3.2 However, due to the only small amounts of funds available to spend this year and the future likely demands for essential and critical projects, the Council's Local Plan Working Group recommends to Cabinet that no CIL is spent this year to allow funds to further build up. This will allow more for strategic decisions to be made on infrastructure spending in future years.

4 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 4.1 The Council's Local Plan Working Group considered and endorsed the CIL Infrastructure Plan 2015 at their meeting of 29th July 2015. Having regard to officer's advice, the Working Group resolved to recommend to Cabinet that no CIL should be spent this year.

5 OTHER OPTIONS CONSIDERED

- 5.1 Members have the option of either not agreeing the CIL Infrastructure Plan for 2015 or making amendments to it. Rather than saving CIL funds for this year, Members could agree to spend CIL funds on one of the following projects:
- Normanston Park Changing Rooms
 - Beccles Common Lane Pitches Drainage Improvements
 - Play space provision at the planned Community Centre site, Old Grammar Lane, Bungay (Site Specific Allocation: BUN4) should Section 106 funds not be available.

6 REASON FOR RECOMMENDATION

- 6.1 To ensure that sufficient 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 agrees that no Community Infrastructure Levy funds are spent in this financial year.

APPENDICES

Appendix A	Community Infrastructure Levy Infrastructure Plan 2015
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