

Committee: Cabinet

Date of meeting: 4 July 2018

Subject:	Strategic Spending Board Community Infrastructure Levy (CIL) Allocations – June 2018
Lead Officer:	Ray Lee
Portfolio Holder:	Councillor James Browne, Portfolio Holder for Planning Services
Link to Council Priorities:	P2
Exempt information:	None
Delegated status:	For decision
Key decision:	Yes

Executive Summary:

On 13 June 2018, an additional meeting of the Strategic Spending Board was organised to consider the two Council bids that were deferred at the meeting on 22 February 2018. The opportunity was also taken to present a new bid to the Board from the North West Surrey Clinical Commissioning Group (NWSCCG) and the resubmitted bid from Cobham Free School and Cobham Rugby & Sports Association.

The four bids comprised:

- Application 1 - Elmbridge Borough Council, which sought £18,169 of an additional discus cage at the Xcel Sports Hub, Waterside Drive.
- Application 2 - Elmbridge Borough Council, which sought £35,000 for the replacement of retractable seating at Walton Playhouse.
- Application 3 - NWSCCG, which sought £140,000 for the provision of General Practitioner (GP) services at Walton Community Hospital.
- Application 4 - Cobham Free School and Cobham Rugby & Sports Association, which sought £323,418 for the balance of the project cost towards an artificial playing pitch at Cobham Rugby.

The total amount of CIL bid for was £516,587. At June 2018, the total amount available for allocation to strategic infrastructure is £4,269,049.

The recommendation of the Board to this Cabinet meeting is that three of the applications be funded in full (applications 1, 2 and 3); one subject to two key conditions being met (application 3). The total value of these three bids is £193,169. The Board resolved that one application be deferred (application 4), allowing extra time for the applicant to submit additional information to support their bid and address the concerns of the Board. It is envisaged that the deferred application be presented to the Board in September 2018. This paper sets out the background to those decisions and the recommendations of the Board.

Recommendation: that

Cabinet agree the recommendations made by the Strategic Spending Board in regard to three applications (Applications 1, 2 and 3), as set out in Appendix A of this report.

Report:

1. Background

1.1 The Council adopted CIL in April 2013. CIL allows the Council to raise funds from some forms of new development to pay for infrastructure that is, or will be, needed to mitigate the impacts of development. As set out in the CIL Regulations, an initial 5% is retained by the Borough Council for administration costs. The remaining CIL receipts are spent in accordance with the regulations and the approach adopted by Cabinet in June 2017. That is:

- 40% top slice of CIL collected (post allocation to administration and Suitable Alternative Natural Greenspace (SANG)) is ring fenced to fund a programme of strategic infrastructure projects;
- 35% of CIL is allocated through the Strategic Spending Board to more ad-hoc strategic improvements required to address the impacts arising from development across the Borough;
- 15% is allocated through the Local Spending Boards (and in the case of Claygate, to the Parish Council) as a 'meaningful proportion' to local areas where development comes forward; and
- 10% of CIL is ringfenced (post allocation to administration and SANG) for maintenance purposes.

1.2 The Strategic Spending Board has been established to act as an advisory body and to make CIL spending recommendation to the Elmbridge Cabinet. The Board comprises the Leader, Portfolio Holder and Chairs of the Planning Committees.

2. Applications received for Strategic CIL funding and recommendations

2.1 For the allocation of CIL funds, strategic infrastructure providers are required to submit spending proposals to the Council. Funding applications were invited from strategic infrastructure providers from November 2017 – January 2018. These were considered at the previous Board meeting held on 22 February 2018.

2.2 Two decisions from this earlier Board were deferred to the 13 June 2018 meeting, with an additional application by the NWSCCG and the resubmitted application from Cobham Free School and Cobham Rugby & Sports Association. The total amount requested from the four bids was £516,587. At June 2018, the total amount available for allocation to strategic infrastructure is £4,269,049.

2.3 Details of the bids are summarised below. Full details are contained within the Strategic Spending Board papers.

Scheme name and description	CIL funding sought
1. Additional facilities (discus cage) at Xcel (Waterside Drive) Sports Hub (Elmbridge Borough Council)	£18,169
2. Replacement of retractable seating at Walton Playhouse (Elmbridge Borough Council)	£35,000
3. Provision of GP services at Walton Community Hospital (NWSCCG)	£140,000
4. Provision of a new Artificial Grass Pitch (AGP) for the benefit of the state-funded school (Cobham Free School and Cobham Rugby & Sports Association)	£323,418
Total	£516,587

2.4 An authority must apply strategic CIL to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. The infrastructure that is funded through CIL should assist in addressing the infrastructure impacts created by new development. The Strategic Spending Board considered the projects submitted in relation to the CIL guidance and assessed the impact of the project. Officers also provided a scoring assessment to indicate the suitability and value in considering the bid CIL funding. In summary the Board's recommendations were based on several considerations:

- 2.5
- The extent to which the project mitigates the impact of development within the Borough;
 - The level of benefits to residents, including evidence of community support;
 - The level of match funding attached to the project;
 - Value for money of the scheme and added value that CIL could deliver, and;
 - Deliverability.

2.6 Consideration was also given to the Council's Infrastructure Delivery Plan (IDP), prepared in support of the Core Strategy, and whether an application sought to address known infrastructure needs with the Borough. Bids were also reviewed in terms of whether they reflected infrastructure related issues / concerns raised by our residents and service providers as part of the Local Plan: Strategic Options Consultation (December 2016).

2.7 Five key areas have been identified where there are known / expressed infrastructure issues because of increased development pressure within the Borough:

- Schools - to support the increase in school age population because of new development;

- Transport - new development will add to existing pressures on the Borough's road network. This will primarily be on the local road network with increasing pressure at local congestion hotspots and a need to ensure continued safety on our road network. More information on transport pressures is set out in Transport Strategy and Implementation Programme for Elmbridge BC that was published by Surrey County Council in 2014;
- Medical facilities – to support the growth in services and capacity at medical practices due to increases in population linked to new development;
- Leisure and recreation - identified need for playing pitches, and the need to encourage access and participation in sports; and
- Mitigation of development on the Thames Basin Heaths Special Protection Area.

2.8 As set out in Appendix A, the recommendation of the Board is that three of the applications be funded in full (applications 1, 2 and 3); one application (application 3) subject to two key conditions being met in addition to the standard terms and conditions that apply to all bids. The Board resolved to defer one application (application 4).

2.9 The two applications that the Board is recommending to fund in full are the two Council applications: Application 1 - Xcel (Waterside Drive) Sports Hub and Application 2 - Replacement of retractable seating at Walton Playhouse. The application recommended for funding with additional conditions is for the provision of a GP services at Walton Community Hospital (NWSCCG) (application 3). Whilst there was a recognised need to continue to provide additional capacity and new facilities, concern was expressed as to the lack of community engagement undertaken and any additional impacts on the road network that the relocation may have. As set out in Appendix A, the two conditions proposed are:

1. Satisfactory consultations with local residents and Ward Members being undertaken with regard to parking concerns and the impact of additional traffic. Officers will liaise with local Ward Members and the Chairman of the Strategic Spending Board to determine whether the condition has been met; and
2. The submission of a satisfactory travel plan agreement being in place and prepared in consultation with Elmbridge Borough Council and Surrey County Council.

2.10 As set out in Appendix A, on consideration of the application the Board resolved to defer the bid for a new Artificial Grass Pitch (AGP) for the benefit of the state-funded school, submitted by Cobham Free School and Cobham Rugby & Sports Association.

Financial implications:

The funding proposals above would come solely from funds raised through the Community Infrastructure Levy. There are no implications for other budget in relation to this report. There are sufficient monies in the CIL pot to fund the schemes.

Environmental/Sustainability Implications:

A number of schemes are intended to address congestion by reducing journeys or improving sustainable travel options.

Legal implications:

The decision made by the Council as to the allocation of CIL must be in conformity with the relevant legislation governing CIL (the Planning Act 2008 and the CIL Regulations 2010 (as amended 2011 and 2012)).

Equality Implications:

There are no direct equality implications arising from this report.

Risk Implications:

The key risks for the Council associated with this funding are the reputational risks to the Council of not supporting the required infrastructure and financial risk of non-delivery of projects. In order to manage financial and legal risks, funding agreements will be put in place with infrastructure providers to ensure that CIL funding is spent in line with Council expectations. All spending and delivery will be monitored through the Annual Monitoring Report and annual CIL report.

Community Safety Implications:

There are no community safety implications arising from this report

Principal Consultees:

CMB, Legal, Finance

Background papers:

None

Enclosures/Appendices:

Appendix A: Minutes of the Strategic Spending Board meeting