



CABINET

Tuesday, 07 September 2021

Subject	Infrastructure Funding Statement 2020-21 and CIL Funding Bids
Report by	Councillor David Ritchie Cabinet Member with responsibility for Planning and Coastal Management
Supporting Officers	Nicola Parrish Infrastructure Delivery Manager nicola.parrish@estsuffolk.gov.uk Ben Woolnough Planning Manager (Development Management) ben.woolnough@estsuffolk.gov.uk

Is the report Open or Exempt?	OPEN
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Wards Affected:	All Wards
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Purpose and high-level overview

Purpose of Report:

1. Cabinet to receive and note the Infrastructure Funding Statement (IFS) 2020-21, which comprises of the Community Infrastructure Levy (CIL) Report, the S106 Report, and the Infrastructure List and to approve this for publication. This is a statutory document, the content of which is prescribed under Regulation 121A and Schedule 2 of the CIL Regulations 2010 (as amended). This document is required to be published on the Council CIL webpages by 31 December 2021.

The IFS 2021-21 is attached as Appendix A to this report and has been reviewed by the CIL spending Working Group and is recommended for publication.

2. For Cabinet to approve the CIL Funding Bids received for essential infrastructure projects to support the Local Plans growth.

A detailed summary of the proposed CIL funding allocations to support the planned infrastructure projects is attached as Appendix B - CIL Funding Allocations 2021 to this Report. The CIL Spending Working Group have reviewed the proposed bids and make their recommendations within Appendix B. If planned infrastructure projects are not delivered in a timely manner this could make planned housing growth unsustainable.

Options:

Failure to produce and publish an annual Infrastructure Funding Statement would place the council in breach of the CIL Regulations. There is no alternative option.

Failure to approve the use of CIL Funds to support the delivery of planned infrastructure projects would make planned development unsupported and unsustainable, increasing journeys for services (education, health waste) to alternative locations, reducing customer support/service and potential resulting in refusal of planning permissions in areas where there is insufficient infrastructure to support the planned growth. Other unintended impacts such as increased fly tipping, poorly educated children, undiagnosed health conditions, etc could also be linked to a failure to deliver infrastructure to support growth.

The CIL Spending Strategy allows for the following: where infrastructure projects do not yet meet the “valid” criteria for approval of CIL Funding, the CIL Spending Working Group have made recommendations to approve a maximum allocation of CIL funding “in principle” subject to outstanding documents, evidence and confirmation of planning permission being provided. In principle approval of CIL Funding allows the CIL funds to be ringfenced towards the project and once all necessary documentation and planning permissions have been obtained the project can proceed without the need for further approval of the CIL funding.

Recommendations:

1. That the Infrastructure Funding Statement 2020-21 be approved for publication by 31 December 2021, subject to further minor financial amendments confirmed through the Deputy Cabinet Member for Planning and the Cabinet Member for Finance.
2. That the recommendations for allocating Community Infrastructure Levy funding towards the proposed infrastructure Projects as outlined in Appendix B be approved.

Corporate Impact Assessment

Governance:

The CIL Spending Working Group are responsible for the review of CIL Funding bids and for making recommendations to Cabinet for approval of the proposed CIL Funding allocations. The CIL Spending Working Group also review the content of the Infrastructure Funding Statement, which is set out through Regulation 121A and Schedule 2 of the CIL Regulations 2010 (as amended) and make the recommendation to publish this year's IFS.

ESC policies and strategies that directly apply to the proposal:

CIL spending Strategy 7 January 2020

East Suffolk Council - Waveney Local Plan

East Suffolk Council - Suffolk Coastal Local Plan

East Suffolk Strategic Plan Objectives: –

- Economy - Support and Deliver Infrastructure
- Communities - Maximising health, well-being, and safety in our District
- Sustainable – Optimising our financial investment and grant opportunities
- Transformation – Effective use of data
- Environment – Minimise Waste, reuse materials and increase recycling

Environmental:

The CIL Funding bid to expand and improve the provision of the household waste recycling centre and re-use shop at Foxhall Household Waste Recycling Centre directly meets the council's Strategic Environmental objectives to minimise waste, reuse materials and increase recycling. Other projects also allow for the expansion of education and health provision to support and make our communities healthier and resilient, for example, through the delivery of modern environmentally and energy efficient education buildings, and better use of technology and re-use of space to increase capacity for GP surgeries and widen the range of health services provided.

Equalities and Diversity:

Environmental Impact Assessment EQIA342826777 has been completed and submitted to the Communities Team for review.

There are no identified negative impacts on those with protected characteristics.

Financial:

The unallocated District CIL Fund on 1 April 2021 is £13,991,561.29, therefore there are sufficient District CIL Funds to fund the infrastructure projects that have requested District CIL Funding in the 2021 Bid Round.

Human Resources:

The proposals in this report do not have any Human Resources impacts.

ICT:

The Exacom Project, which will result in 'live time' developer contributions data being publicly available is making substantial progress with all CIL and Habitats Mitigation funds being managed via the back-office part of the Exacom management system. Currently the Infrastructure Team are adding the s106 historic data to the system. The project is still on target to have the Public Facing Module available for public use during 2022, subject to the reconciliation work and software updates being delivered within the next 12 months.

Legal:

There is a statutory requirement to report on Developer Contributions in line with the CIL Regulations 2010 (as amended).

Risk:

Failure to produce and publish an annual Infrastructure Funding Statement would place the council in breach of the CIL Regulations.

Failure to approve the use of CIL Funds to support the delivery of planned infrastructure projects would make planned development unsupported and unsustainable, increasing journeys for services (education, health waste) to alternative locations, reducing customer support/service and potential resulting in refusal of planning permissions in areas where there is insufficient infrastructure to support the planned growth. Other unintended impacts such as increased fly tipping, poorly educated children, undiagnosed health conditions, etc could also be linked to a failure to deliver infrastructure to support growth.

Failure to invest funds from development towards improved infrastructure could have other environmental impacts, such as increased journeys, inefficient buildings, and increased waste.

External Consultees:	None.
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>How does this proposal support the priorities selected?</p> <p>The use of developer contributions for supporting the delivery of the proposed infrastructure projects helps to meet several the corporate objects. The projects to be funded from CIL range from increasing recycling and reuse of domestic waste, improving education provision, improving health provision and welfare, and providing more options for sporting activities. New buildings and facilities will also need to meet sustainability and efficiency targets set out within Building Regulations, together with access requirements for those with disabilities.</p> <p>The expansion of education, sports, recycling and health facilities supports our communities to live sustainably, work, learn and develop and be healthy. By expanding</p>			

and providing new facilities locally in areas of growth it also reduces the need for people to travel further for these services.

The continued work on the Exacom Developer Contributions Project will support transformation, transparency, and electronic reporting, which will support the publication of the IFS in future years and demonstrate the golden thread between the Local Plan growth and the delivery of infrastructure.

The publication of the IFS 202-21 supports the Councils corporate governance requirements by complying with the CIL Regulations 2010 (as amended). It is a statutory requirement to produce the IFS annually and publish it by the 31 December, following the end of the reported financial year.

Background and Justification for Recommendation

1 Background facts	
1.1	There is a statutory requirement to report on Developer Contributions in line with the CIL Regulations 2010 (as amended).
1.2	When the local Plan is developed, all statutory infrastructure providers are required to be consulted and to provide details of the estimated costs and projects required to support then planned growth. This also includes the proposed timing of projects. These projects which form part of the East Suffolk Local Plan Infrastructure Delivery Framework are now subject to annual review and are included in the Infrastructure Funding Statement (IFS). This document provides the most current details of proposed projects, costings, and timescales for delivery over the plan period. The IFS also allows for newly identified projects emerging from local plans to be captured and for projects that are no longer required to be marked as such and subsequently removed from the IFS in future years. Some of the projects offer continued delivery of the service/use of the facility well beyond the Local Plan period.

2 Current position	
2.1	The IFS reports on the period 2020-21 and is also forwards looking in terms of the Infrastructure List.
2.2	The proposed CIL Funded projects are planned, short term, infrastructure projects which, when delivered, will make the housing developments that are newly completed, are currently under construction, and those with recently granted planning permissions, sustainable.

3 How to address current situation

3.1	Approve the IFS for publication prior to 31 December 2021.
3.2	Approve the recommendations for CIL funding for the listed infrastructure projects.

4 Reason/s for recommendations

4.1	To meet statutory requirements.
4.2	To deliver sustainable growth.

Appendices

Appendices:

Appendix A	The Infrastructure Funding Statement 2020-21
Appendix B	District CIL Funding Allocations 2021

Background reference papers:

Date	Type	Available From
7 January 2020	CIL Spending Strategy	Community-Infrastructure-Levy-Spending-Strategy.pdf (eastsoffolk.gov.uk)