

## **Infrastructure Funding Statement**

### **1) Introduction**

The Infrastructure Funding Statement (IFS) is an annual report, which provides a summary of all financial and non-financial developer contributions relating to the Community Infrastructure Levy (CIL) and Section 106 Legal Agreements (S106) within the Borough of Epsom & Ewell for a given financial year. In addition data on s278 agreements is included. This report relates to the 2019/20 financial year.

The IFS also includes a statement of infrastructure projects or types of infrastructure that the Council intends will be, or may be, wholly or partly funded by CIL.

Section 2 identifies the types of developer contributions covered by this statement, while sections 3, 4 and 5 sets out the progress in the collection and spending of developer contributions over the last financial year (2019/20).

Section 6 contains the Infrastructure List.

In addition to this statement, the Council's developer contributions data has been published on the website in the suggested government data format. The Council will update this data at least annually.

## **2) Developer Contributions**

### ***Community Infrastructure Levy (CIL)***

Unlike S106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across the District in order to support new development. It is a mechanism to secure financial contributions from certain developments to help fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

CIL rates must be set out via a published charging schedule and the Council's charging schedule was adopted in April 2014. Further information can be found on the [Council's CIL webpage](#).

As per the CIL Regulations and Guidance, CIL is proportioned and allocated using the following approach:

- 80%, known as the Strategic Allocation, is retained by the Council to allocate to projects in accordance with the CIL Regulations and Infrastructure List (as set out in Section 6 of this document)
- 15%, known as the Neighbourhood Allocation, is retained by the Council to allocate to projects identified by local community groups or Councillors.
- 5% is retained by the Council to cover administrative costs.

### ***Section 106 Planning Obligations***

Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

Obligations can only be sought where they meet the following criteria: are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site for example affordable units provided on an alternative site, or in the form of financial payments.

### ***Section 278 Highway Agreements***

Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and developers. S278 agreements are required to secure the alterations or improvements to the highway.

### 3) Community Infrastructure Levy (CIL)

The following table provides an overview of CIL monies for the period April 2014 (when the Council began charging CIL) until the end of March 2020 (the end of the most recent reporting year). This information is provided in addition to that required by the regulations.

| <b>CIL Pot</b>  | <b>80%<br/>(strategic)</b> | <b>15%<br/>(community)</b> | <b>5% (admin)</b> | <b>Total</b> |
|---|----------------------------|----------------------------|-------------------|--------------|
| Total amount raised in demand notices since charging began (April 2014) | £7,378,347                 | £1,383,440                 | £461,147          | £9,222,934   |
| Total amount spent since charging began                                 | £1,026,797                 | £252,510                   | £266,604          | £1,545,911   |
| Total amount allocated but yet to be spent since charging began         | £3,229,401                 | £227,207                   | £100,400          | £3,557,008   |
| Total amount received that is not yet spent or allocated                | £3,122,149                 | £903,723                   | £94,143           | £4,120,015   |

The information provided below follows the structure as set out in the regulations (Regulation 121A, schedule 2, paragraph 1). All data, unless specified otherwise, relates to the 2019/20 financial year. Where relevant an explanation of the regulations is provided

(A) The total value of CIL set out in all demand notices issued: **£3,229,826.62**  
See Appendix 1(i) for a detailed breakdown.

(B) The total amount of CIL receipts: **£1,491,347.40**  
See Appendix 2(i) for a detailed breakdown.

(C) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated; **£0**

(D) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year; **£156,341**

(E) The total amount of CIL expenditure for the reported year;

| <b>CIL Type</b>   | <b>Funds spent (2019/20)</b> |
|-------------------|------------------------------|
| 80% strategic     | £685,943                     |
| 15% neighbourhood | £157,260                     |
| 5% admin          | £98,998                      |
| <b>Total</b>      | <b>£942,201</b>              |

(F) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;

| <b>CIL Type</b>   | <b>Funds allocated (2019/20) but not yet spent</b> |
|-------------------|--|
| 80% strategic     | £0   |
| 15% neighbourhood | £156,341   |
| 5% admin          | £0   |
| <b>Total</b>      | <b>£156,341</b>                                    |

The total of CIL receipts allocated in prior years, but not spent in the reported year:

| <b>CIL Type</b>   | <b>Funds allocated (prior to 2019/20) but not yet spent</b> |
|-------------------|---|
| 80% strategic     | £2,729,401  |
| 15% neighbourhood | £70,866   |
| 5% admin          | £0  |
| <b>Total</b>      | <b>£2,800,267</b>   |

(G) In relation to CIL expenditure for the reported year, summary details of:

(i) The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;

| <b>Infrastructure Scheme Delivered: 80% strategic portion (2019/20)</b> | <b>Amount spent</b>   |
|---|-----------------------|
| Epsom Cemetery extension  | £681,891              |
| Plan E marketplace and high street infrastructure project               | £4,052                |
|   | <b>Total: 685,943</b> |

| <b>Infrastructure Scheme Delivered: 15% neighbourhood portion (2019/20)</b> | <b>Amount spent</b>    |
|---|------------------------|
| Bid 12 Horton Country Park restoration                                      | £75,646                |
| Bid 10 West Street, Ewell: Extension of street lighting                     | £61,270                |
| Borough Investment Fund   | £29,134                |
|   | <b>Total: £166,050</b> |

(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **None**

(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;

*Regulation 61 relates to administrative expenses and states, under (3)(b), "in year 4, and each subsequent year, the total amount of CIL that may be applied to administrative expenses incurred during that year shall not exceed 5% of CIL collected in that year." As the Council commenced charging CIL in 2014, (i.e. has been collecting CIL for more than four years this section of regulation 61 applies.*

| <b>Total CIL collected (2019/20)</b> | <b>CIL 5% admin spent (2019/20)</b> | <b>Admin spent as % of total CIL collected (2019/20)</b> |
|--------------------------------------|-------------------------------------|--|
| <b>£3,229,825</b>                    | <b>£98,998</b>                      | <b>3%</b>  |

(H) In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;

| <b>CIL Infrastructure Scheme (80%) with funds allocated in 2019/20 but not yet spent</b> | <b>Amount allocated</b> |
|--|-------------------------|
|  | £0                      |
|  |                         |

| <b>CIL Infrastructure Scheme (15%) with funds allocated in 2019/20 but not yet spent</b> | <b>Amount allocated</b> |
|--|-------------------------|
| Bid 8 Epsom Common facilities  | £26,000                 |
| Bid 13 2 <sup>nd</sup> Epsom Scout Group Refurbishment                                   | £27,000                 |
| Bid 15 Clarendon Park replacement equipment  | £11,546                 |
| Bid 16 Defibrillators  | £28,800                 |
| Bid 17 Wet Pour Surfacing in Playgrounds   | £32,995                 |
| Bid 18 Mo-Ichido Martial Arts Club   | £30,000                 |
| <b>Total</b>   | <b>£156,341</b>         |

(I) The amount of CIL passed to:

(i) Any parish council under regulation 59A or 59B; **N/A**

*Regulation 59A relates to the passing of CIL to parish councils so is not relevant to Epsom & Ewell Borough Council. Regulation 59B is related to the application of regulation 59A to land and infrastructure payments so is not relevant to Epsom and Ewell Borough Council.*

(ii) Any person under regulation 59(4); **N/A**

*Regulation 59(4) relates to CIL liable development that is in an area that does not have a neighbourhood development plan in place and was granted permission by a neighbourhood development order. This is not relevant to Epsom and Ewell Borough Council.*

(J) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:

*Regulation 59E relates to the recovery of CIL passed to parish councils so is not relevant to Epsom & Ewell Borough Council. Regulation 59F relates to the use of CIL in an area to which regulations 59A and 59B do not apply. Under this regulation, Epsom and Ewell Borough ring fence 15% of CIL receipts for the 'neighbourhood portion'.*

(i) The total CIL receipts that regulations 59E and 59F applied to;

|  |                 |
|--|-----------------|
| <b>Under Regulation 59F: Total CIL receipts collected for the 15% neighbourhood portion)</b> | <b>£223,702</b> |
|--|-----------------|

(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;

| <b>Infrastructure Scheme: 15% Neighbourhood Portion</b> | <b>Amount allocated (2019/20)</b> | <b>Amount spent (2019/20)</b> |
|---|-----------------------------------|-------------------------------|
| Bid 8 Epsom Common facilities                           | £26,000                           | £0                            |
| Bid 13 2 <sup>nd</sup> Epsom Scout Group Refurbishment  | £27,000                           | £0                            |
| Bid 15 Clarendon Park replacement equipment             | £11,546                           | £0                            |
| Bid 16 Defibrillators                                   | £28,800                           | £0                            |
| Bid 17 Wet Pour Surfacing in Playgrounds                | £32,995                           | £0                            |
| Bid 18 Mo-Ichido Martial Arts Club                      | £30,000                           | £0                            |
| Bid 12 Horton Country Park restoration                  | £75,646                           | £56,929                       |
| <b>Total</b>  | <b>£231,987</b>                   | <b>£56,929</b>                |

(K) Summary details of any notices served in accordance with regulation 59E, including:

(i) The total value of CIL receipts requested from each parish council;

**N/A**

(ii) Any funds not yet recovered from each parish council at the end of the reported year; **N/A**

(L) The total amount of:

(i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied; **£3,680,380**  
*This relates to the CIL 80% strategic allocation and 5 % administration.*

(ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; **£1,134,100**  
*This relates to the CIL 80% strategic allocation and 5 % administration.*

(iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; **£625,216**  
*This relates to the CIL 15% neighbourhood allocation.*

(iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year; **£200,135**  
*This relates to the CIL 15% neighbourhood allocation.*

#### 4) Section 106 Planning Obligations

The information provided below follows the structure as set out in the regulations (Regulation 121A, schedule 2, paragraph 3). All data, unless specified otherwise, relates to the 2019/20 financial year.

(A) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£1,247,228**

See Appendix 4(A) for a detailed breakdown

(B) The total amount of money under any planning obligations which was received during the reported year;

|  |                 |
|--|-----------------|
| <b>Total amount of money received under any planning obligation for the year 2019/20</b> | <b>£444,968</b> |
|--|-----------------|

(C) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;

|  |                   |
|--|-------------------|
| <b>Total amount of money received prior to 2019/20 under any planning obligation, which has not yet been allocated</b> | <b>£1,609,892</b> |
|--|-------------------|

(D) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:

(i) In relation to affordable housing, the total number of units which will be provided;

| <b>Planning Reference No</b> | <b>Site Address</b>   | <b>Number of Affordable Units to be provided</b> |
|------------------------------|---|--|
| 18/01018/REM                 | 379-393 Kingston Road, Ewell                                    | 1  |
| 17/01586/FUL                 | Land at the former Police Station, Church Street Epsom          | 2  |
| 18/01430/FUL                 | Presto Haulage The Old Mill Old Malden Lane Worcester Park      | 16   |
| 18/01559/REM & 17/00001/FUL  | Lidl UK development site 40-52 Upper High Street                | 6  |
| 15/00845/FUL                 | Land at Salesian College Sports Ground, Old Schools Lane, Ewell | 24   |
| 18/01360/FUL                 | Epsom And Ewell High School Ruxley Lane                         | 65   |



(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;  
There were no section 106 agreements relating to educational facilities.

(E) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

|  |           |
|--|-----------|
| <b>Total amount of money (received under any planning obligations) that was allocated in 2019/20 but not yet spent</b> | <b>£0</b> |
|--|-----------|

(F) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);

|  |                |
|--|----------------|
| <b>Total amount of money (received under any planning obligations) that was spent in 2019/20</b> | <b>£48,449</b> |
|--|----------------|

(G) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

| <b>Infrastructure Scheme</b>    | <b>Amount Allocated</b> |
|---------------------------------|-------------------------|
| Zip Wire Equipment              | £7,071                  |
| Horton Chapel                   | £3,673                  |
| Green Room, Horton Country Park | £4,000                  |
| Litter Picking Equipment        | £6,414                  |
| Poole Road Pavilion works       | £16,007                 |
| Signage in Parks                | £1,684                  |
| <b>Total</b>                    | <b>£38,849</b>          |

(H) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

| <b>Infrastructure Scheme</b>              | <b>Amount Spent</b> |
|---|---------------------|
| East St Travel Plan Audit fee             | £4,600              |
| Nescot Reigate Road Bus Stop Contribution | £5,000              |
| <b>Total</b>                              | <b>£9,600</b>       |

(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **N/A**

(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

|   |           |
|---|-----------|
| <b>Total amount of money (received under any planning obligations) spent on monitoring in 2019/20</b> | <b>£0</b> |
|---|-----------|

(l) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

|   |                   |
|---|-------------------|
| <b>Total amount of money (received under any planning obligations) received during any year which has been retained</b> | <b>£1,463,769</b> |
|---|-------------------|

|   |               |
|---|---------------|
| <b>Total amount of money (received under any planning obligations) received during any year which has been retained and allocated for the purposes of longer term maintenance</b> | <b>£3,402</b> |
|---|---------------|

## **5) Section 278 Highway Agreements**

The information provided below follows the structure as set out in the regulations (Regulation 121A, schedule 2, paragraph 4). All data, unless specified otherwise, relates to the 2019/20 financial year.

(A) Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year.

The Council only entered into one section 278 agreement for the reported year. This related to the provision of 'Proposed new vehicular crossover to provide access into the area of land permitted under 18/00927/FUL for an extension to the Cemetery at Downs Road, Epsom.'

(B) Summary details of any funding or provision of infrastructure under a highway agreement, which was provided during the reported year.

As per the S278 agreement under (A), a new vehicle crossover has been completed to provide access to the Cemetery extension at Downs Road, Epsom.

## **6) The Infrastructure List**

The Council is currently working on the production of its new Local Plan and intends that the strategic 80% CIL allocation will help fund the infrastructure that is needed to support the growth that will be identified within the plan.

To date, the focus has been on identifying the types of infrastructure which will require investment to support a broad level of growth (a housing need target of 579 per annum). A Local Plan Regulation 18 consultation is being prepared and this, along with ongoing engagement with infrastructure providers, will help identify the specific schemes or types of infrastructure which will be needed. Currently, the broad infrastructure types/schemes are identified in the Council's Infrastructure Delivery Plan (IDP), which was most recently published in October 2018. The IDP is considered to be a 'live' document, which will be updated as the infrastructure needs are refined throughout the plan making process. As such, the published version should be viewed as a 'snapshot' in time. Following the Regulation 18 consultation, it is intended that an updated version of the IDP will be published. The IDP will be used to help guide funding decisions relating to the strategic 80% CIL allocation.

Therefore, at this stage in the development of the Local Plan, a list of infrastructure types are identified in this Infrastructure Funding Statement, which will comprise the 'Infrastructure List'. Specific schemes will be included in future versions of the IFS as they are identified in the IDP and are considered appropriate for potentially receiving CIL funding. It should be noted that the inclusion of an infrastructure type on the list does in no way guarantee that an infrastructure type will receive CIL funding.

The Council's Infrastructure List is set on the following page. This comprises the types of infrastructure to be funded in whole or in part by CIL.

## **Infrastructure List**

**Transport improvements** – excepting site specific matters needed to make a development proposal acceptable in planning terms. These site specific matters can include but are not limited to highway crossovers to access the site and local road junctions, deceleration and turning lanes, measures to facilitate pedestrian and cyclist access, and lighting and street furniture. This may also include additional mitigation measures remote from the development site where the need for such work is identified and supported in a Transport Impact Assessment.

**Green Infrastructure** - including but not limited to improvements and provision of public open space (including buildings and facilities ancillary to that open space use); allotments; tree, hedgerow and other landscape planting; biodiversity enhancements; and flood risk mitigations measures – excepting site specific matters needed to make a development proposal acceptable in planning terms. These site specific matters can include but are not limited to site specific landscaping, flood mitigation/ SuDS, sustainable design features such as green/ brown roofs, and site specific biodiversity enhancements such as bird/ bat bricks.

**Public realm improvements** (including but not limited to Town and Local Centre improvements)

**Community facilities** (community centres and meeting places but excluding places of worship; voluntary sector meeting places and privately operated cultural facilities)

**Leisure facilities**

**Education facilities**

**Library services**

**Healthcare facilities**