

LICENSING AND PLANNING POLICY COMMITTEE

Thursday 2 December 2021 at 7.30 pm

Place: Council Chamber, EpsomTown Hall

Link for public online access to this meeting:

<https://attendee.gotowebinar.com/register/3795131928304583182>

Webinar ID: 195-338-819

Telephone (listen-only): 0330 221 9922, Telephone Access code:261-328-995

The members listed below are summoned to attend the Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor David Reeve (Chair)
Councillor Steven McCormick (Vice-Chair)
Councillor Steve Bridger
Councillor Monica Coleman
Councillor Neil Dallen

Councillor Chris Frost
Councillor Rob Geleit
Councillor Julie Morris
Councillor Phil Neale
Councillor Clive Woodbridge

Yours sincerely



Chief Executive

For further information, please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

EMERGENCY EVACUATION PROCEDURE

No emergency drill is planned to take place during the meeting. If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions.

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move to the assembly point at Dullshot Green and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

Public information

Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live on the internet

This meeting will be open to the press and public to attend as an observer using free GoToWebinar software, or by telephone.

A link to the online address for this meeting is provided on the first page of this agenda and on the Council's website. A telephone connection number is also provided on the front page of this agenda as a way to observe the meeting, and will relay the full audio from the meeting as an alternative to online connection. A limited number of seats will also be available in the public gallery at the Town Hall. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for the Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at Democraticservices@epsom-ewell.gov.uk.

Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government (Access to Information) Act 1985. Should any such matters arise during the course of discussion of the below items or should the Chairman agree to discuss any other such matters on the grounds of urgency, the Committee will wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Questions from the Public

Questions from the public are permitted at meetings of the Committee. Any person wishing to ask a question at a meeting of the Committee must register to do so, as set out below.

Up to 30 minutes will be set aside for written or oral questions from any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough on matters within the Terms of Reference of the Licensing and Planning Policy Committee which may not include matters listed on a Committee Agenda.

All questions whether written or oral must consist of one question only, they cannot consist of multi parts or of a statement.

The question or topic may not relate to a specific planning application or decision under the Planning Acts, a specific application for a licence or permit of any kind, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government Act 1972. Questions which in the view of the Chairman are vexatious or frivolous will not be accepted.

To register to ask a question at a meeting of the Committee, please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Written questions must be received by Democratic Services by noon on the tenth working day before the day of the meeting. For this meeting this is **Noon, 18 November 2021**

Registration for oral questions is open until noon on the second working day before the day of the meeting. For this meeting this is **Noon, 30 November 2021**

AGENDA

1. QUESTION TIME

To take any questions from members of the Public.

2. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 8)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 11 November 2021 (attached) and to authorise the Chairman to sign them.

4. INFRASTRUCTURE FUNDING STATEMENT 2020/2021 (Pages 9 - 34)

This report relates to the Council's Infrastructure Funding Statement (IFS) which is required under the Community Infrastructure Levy Regulations. It contains information on Community Infrastructure Levy monies and Section 106 agreements along with an 'infrastructure list' setting out the infrastructure projects or types which the Council intended to fund wholly or partly by the levy. The IFS relating to the financial year 2020/2021 must be published on the Council's website by 31 December 2021.

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**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE
held on 11 November 2021**

PRESENT -

Councillor David Reeve (Chair); Councillor Steven McCormick (Vice-Chair); Councillors Nigel Collin (as nominated substitute for Councillor Steve Bridger), Neil Dallen, Chris Frost, Rob Geleit, Julie Morris, Phil Neale and Clive Woodbridge

Absent: Councillor Steve Bridger and Councillor Monica Coleman

Officers present: Viv Evans (Interim Head of Place), John Cheston (Planning Policy Manager) and Stephanie Gray (Democratic Services Officer)

23 QUESTION TIME

No questions were received from members of the public.

24 DECLARATIONS OF INTEREST

The following declarations of interest were made by Councillors in respect of items on the agenda:

Declarations of Interest

Councillor Chris Frost BSc, Other Interest: In the interests of openness and transparency Councillor Chris Frost declared that he is a Member of the Epsom Civic Society.

Declarations of Interest

Councillor Neil Dallen, Other Interest: In the interests of openness and transparency Councillor Neil Dallen declared that he is a Member of the Epsom Civic Society.

Declarations of Interest

Councillor Nigel Collin, Other Interest: In the interests of openness and transparency Councillor Nigel Collin declared that he is the Borough Heritage Champion and that he is a Member of the Epsom Civic Society.

Declarations of Interest

Councillor Steven McCormick, Other Interest: In the interests of openness and transparency Councillor Steven McCormick declared that he is a Member of the Epsom Civic Society.

25 MINUTES OF PREVIOUS MEETING

The Minutes of the previous meeting of the Licensing and Planning Policy Committee held on 21 October 2021 were agreed as a true record and signed by the Chair.

26 SELECTION CRITERIA - LOCAL HERITAGE ASSET LIST

The Committee received a report regarding the Surrey County Council's current Local Heritage Asset List project, which provides an opportunity for the Borough Council to co-opt the County Council's selection criteria for its own use. This would accord with Historic England's guidance to make the selection criteria which are used to maintain local heritage lists publicly available.

These criteria will be the basis by which the local listing programme will consider nominations for additions to the existing list, as well as for the current list to be reassessed.

The following matters were raised by the Committee:

- a) **Other Surrey Boroughs:** a query was raised as to why only six of the Boroughs in Surrey had opted to participate in the Surrey County Council process. It was confirmed that all Surrey Boroughs had been invited to participate in the process, and that possibly the reason for the non-participation of other Boroughs was to do with the fact that some of them had recently completed their own Heritage listing process and did not feel the need to repeat the exercise so soon.
- b) **Duration of appointment of Project Lead:** a concern was raised regarding the fact that the Project Lead had only been appointed for a 12-month period. Would this fact have the result that at the end of the 12-month period, the project would collapse due to lack of further funding? It was confirmed that the role of the Project Lead was a "Task and Finish" role, and that once the Heritage List had been created, there would no longer be a need to have a Project Lead.
- c) **Possible disadvantage/prejudice to EEBC:** It was confirmed that there would be no disadvantage/prejudice to EEBC, through its participation in the SCC process.
- d) **The existing EEBC Local Heritage Asset List:** the list, set out in Appendix 2, only contains buildings, and not other items that are not buildings but are indeed Heritage items, for example Trees and Landscapes, parts of gardens and the like. It was also clarified that the existing list is indeed the current list with the exception of the Horton Road Cemetery, which has yet to be added.

- e) **EEBC to remain final decision-maker:** It was confirmed that once the SCC has considered the submission by EEBC, and in the event that it decides not to include certain buildings as listed in Appendix 2, the ultimate decision would be taken by EEBC as to whether or not to accept the SCC proposal. If certain buildings are omitted from the list by SCC, then EEBC can decide to include them back on the list.
- f) **No reference in proposed criteria to Sport:** given the unique nature of the Borough in having the site of an internationally renowned horse racing event, it is imperative that the selection criteria would be broad enough to make provision for the inclusion of the rich equestrian tapestry of the Borough. It was confirmed that the criteria as they stand, are broad enough to cover this.
- g) **Additional Heritage Items not included in existing Local Heritage Asset List:** it was confirmed that there are a significant number of additional items, and that these can be accessed via the Historic England website.

Having considered the above matters, the Committee resolved unanimously to:

- (1) **Approve the draft selection criteria for nominations to the Local Heritage Asset List as set out in Appendix 1 to the report.**

The meeting began at 7.30 pm and ended at 7.55 pm

COUNCILLOR DAVID REEVE (CHAIR)

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INFRASTRUCTURE FUNDING STATEMENT 2020/2021

Head of Service:	Viv Evans, Head of Place
Wards affected:	(All Wards);
Urgent Decision?	No
If yes, reason urgent decision required:	
Appendices (attached):	Appendix 1: Infrastructure Funding Statement 2020/2021

Summary

This report relates to the Council's Infrastructure Funding Statement (IFS) which is required under the Community Infrastructure Levy Regulations. It contains information on Community Infrastructure Levy monies and Section 106 agreements along with an 'infrastructure list' setting out the infrastructure projects or types which the Council intends to fund wholly or partly by the levy. The IFS relating to the financial year 2020/2021 must be published on the Council's website by 31 December 2021.

Recommendation (s)

The Committee is asked to:

- (1) Note and approve the content of the Infrastructure Funding Statement (2020/2021) set out at Appendix 1 for publication by 31 December 2021.**

1 Reason for Recommendation

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 require any local authority which receives developer contributions to publish online an Infrastructure Funding Statement by 31 December relating to the most recent complete financial year.

2 Background

- 2.1 The Council introduced its Community Infrastructure Levy (CIL) on 29 April 2014. The purpose of the levy is to raise funds from new building projects in the area in order to help pay for infrastructure that is needed to support new development. The introduction of CIL means that a flat fee can be charged for each square metre of additional floor area on new qualifying developments (market residential, convenience retail, student accommodation and care homes).

- 2.2 Following amendments to the Community Infrastructure Regulations¹ any local authority that has received developer contributions (Section 106 planning obligations or Community Infrastructure Levy) is required to publish online an Infrastructure Funding Statement (IFS). The first IFS relating to the financial year 2019/2020 was published by the Council in December 2020. An IFS must then be published by 31 December each subsequent year in which developer contributions are received, containing information relating to the most recently complete financial year.
- 2.3 The content of an IFS is prescribed in the CIL Regulations to ensure standardised information is provided. This information falls into two categories:
- A report relating to the previous financial year on the Community Infrastructure Levy and section 106 planning obligations.
 - A report on the infrastructure projects or types of infrastructure that the authority intends to fund wholly or partially by the levy (excluding the neighbourhood portion). This is known as the 'infrastructure list', which replaces the previous 'Regulation 123 List'.
- 2.4 To collect data to populate the IFS, government guidance recommends that local authorities monitor data on the Community Infrastructure Levy and Section 106 planning obligations using the government's data format. Data must be published on the Council's website under the 'open government licence' on at least an annual basis. The Department for Levelling Up, Housing and Communities (DLUHC) will then 'harvest' this data to maintain a national register of developer contributions.
- 2.5 Government guidance recommends that authorities report on the delivery and provision of infrastructure, where they are able to do so, in an IFS. This will give communities a better understanding of how developer contributions have been or are intended to be used to deliver infrastructure in their area.
- 2.6 The IFS should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies. This should provide clarity and transparency for communities and developers on the infrastructure and affordable housing that is expected to be delivered.
- 2.7 Local authorities can publish updated monitoring data and IFSs more frequently if they wish, for example if a new infrastructure priority/scheme was identified.

3 Risk Assessment

¹ Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

Legal or other duties

3.1 Impact Assessment

- 3.1.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 require any local authority which receives developer contributions to publish an Infrastructure Funding Statement by 31 December relating to the most recent complete financial year.

3.2 Crime & Disorder

- 3.2.1 Publication of the IFS provides transparency for the collection and use of developer contributions.

3.3 Safeguarding

- 3.3.1 None.

3.4 Dependencies

- 3.4.1 None.

3.5 Other

- 3.5.1 None.

4 Financial Implications

- 4.1 The IFS requires detailed financial information as prescribed by the Regulations and additional monitoring.
- 4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

- 5.1 These are set out within the body of the report.
- 5.2 **Legal Officer's comments:** None arising from the contents of this report.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged: Green and Vibrant, Safe and Well, Cultural and Creative, Opportunity and Prosperity, Smart and Connected, Effective Council.
- 6.2 **Service Plans:** The matter is included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** None arising from the contents of this report.

6.4 **Sustainability Policy & Community Safety Implications:** None arising from the contents of this report.

6.5 **Partnerships:** The production of the IFS requires collaborative working across various Council departments.

7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- Infrastructure Funding Statement 2019/2020

Other papers:

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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. This report relates to the 2020/21 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 and 4 sets out the progress in the collection and spending of developer contributions over the last financial year (2020/21).

Section 5 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 Borough 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.

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 2021 (the end of the most recent reporting year). This information is provided in addition to that required by the regulations.

CIL Pot	80% (strategic)	15% (community)	5% (admin)	Total
Total amount raised in demand notices since charging began (April 2014)	£9,437,879	£1,769,602	£589,867	£11,797,348
Total amount spent since charging began	£2,626,665	£386,862	£365,005	£3,378,532
Total amount allocated but yet to be spent since charging began	£2,126,506	£296,559	£0	£2,423,065
Total amount received that is not yet spent or allocated	£4,684,708	£1,086,182	£224,862	£5,995,752

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 2020/21 financial year. Where relevant an explanation of the regulations is provided

(A) The total value of CIL set out in all demand notices issued: **£2,574,414.48**
See Appendix 1 for a detailed breakdown.

(B) The total amount of CIL receipts: **£3,707,568**. See Appendix 2 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; **£5,092,206**

(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; **£719,504**

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

CIL Type	Funds spent (2020/21)
80% strategic	£1,599,868
15% neighbourhood	£134,352
5% admin	£98,401
Total	£1,832,621

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

CIL Type	Funds allocated (2020/21) but not yet spent
80% strategic	£500,000
15% neighbourhood	£159,838
5% admin	£0
Total	£659,838

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

CIL Type	Funds allocated (prior to 2020/21) but not yet spent
80% strategic	£1,626,506
15% neighbourhood	£136,721
5% admin	£0
Total	£1,763,227

(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;

Infrastructure Scheme Delivered: 80% strategic portion (2020/21)	Amount spent
Epsom Cemetery extension	£151,703
Plan E marketplace and high street infrastructure project	£1,448,165
	Total: £1,599,868

Infrastructure Scheme Delivered/Part Delivered: 15% neighbourhood portion (2020/21)	Amount spent
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Bid 4 (18/19 allocation) Woodcote Green Bus Shelter	£23,721
Bid 8 (19/20 allocation) Epsom Common Facilities (including seating, noticeboard, lamp post, charcoal burner)	£15,945
Bid 15 (19/20 allocation) Clarendon Park: replacement equipment	£11,546
Bid 17 (19/20 allocation) Playground resurfacing	£32,995
Bid 18 (19/20 allocation) Mo-Ichido Martial Arts Club: refurbishment of facilities	£30,000
Bid 5 (20/21 allocation) Alexandra Rec (CCTV)	£9,410
Bid 15 (20/21 allocation) Hook Road Arena (kissing gates)	£10,735
	Total: £134,352

(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.

Total CIL collected (2020/21)	CIL 5% admin spent (2020/21)	Admin spent as % of total CIL collected (2020/21)
£3,707,569	£98,401	3%

(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;

CIL Infrastructure Scheme (80%) with funds allocated in 2020/21 but not yet spent	Amount allocated
Replacement of EEBC Lamp Columns	£425,000
Improvements to Great Dam	75,000
	Total: £500,000

CIL Infrastructure Scheme (15%) with funds allocated in 2020/21 but not yet spent	Amount allocated
Bid 2 1 st Ewell Court Scout Group: provision and installation of a storage facility	£15,000
Bid 3 Court Recreation Ground: provision of an outdoor gym	£23,650
Bid 5 Alexandra Recreation Ground: installation of CCTV cameras	£870
Bid 8 Rifle Butts Alley: resurfacing of bridleway Surrey CC	£63,000
Bid 11 Girl Guiding Epsom: groundworks to enable electricity and water provision	£22,658
Bid 16: Drinking water fountains: provision of 6 fountains	£25,740
Bid 17: London Road Recreation Ground: replacement playground equipment	£33,000
Bid 18: Longmead MUGA: refurbishment of MUGA	£15,440
Total	£199,358

(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;

Under Regulation 59F: Total CIL receipts collected for the 15% neighbourhood portion)	£556,135
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(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;

Infrastructure Scheme: 15% Neighbourhood Portion	Amount allocated (2020/21)	Amount spent (2020/21)
Bid 2 1 st Ewell Court Scout Group: provision and installation of a storage facility	£15,000	
Bid 3 Court Recreation Ground: provision of an outdoor gym	£23,650	
Bid 5 Alexandra Recreation Ground: installation of CCTV cameras	£10,280	£9,410
Bid 8 Rifle Butts Alley: resurfacing of bridleway Surrey CC	£63,000	
Bid 11 Girl Guiding Epsom: groundworks to enable electricity and water provision	£22,658	
Bid 15: Hook Road Arena: Replacement of pedestrian gates	£10,735	£10,735
Bid 16: Drinking water fountains: provision of 6 fountains	£25,740	
Bid 17: London Road Recreation Ground: replacement playground equipment	£33,000	
Bid 18: Longmead MUGA: refurbishment of MUGA	£15,440	
Total	£219,504	£20,145

(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; **£3,151,433**
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; **£1,533,275**
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; **£556,135**
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; **£530,046**
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 2020/21 financial year.

(A) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£15,950**

See Appendix 3 for a detailed breakdown

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

Total amount of money received under any planning obligation for the year 2020/21	£105,156.91
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(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;

Total amount of money received prior to 2020/21 under any planning obligation, which has not yet been allocated	£1,810,977
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(D) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year (see appendix 3), including details of:

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

Planning Reference No	Site Address	Number of Affordable Units to be provided
19/00999/FUL	Woodcote Grove, Ashley Grove Epsom	1 social rented and 7 shared ownership

(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;

Total amount of money (received under any planning obligations) that was allocated in 2020/21 but not yet spent	£0
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(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);

Total amount of money (received under any planning obligations) that was spent in 2020/21	£193,934
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(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;

Infrastructure Scheme	Amount Allocated
Total	£0

(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;

Infrastructure Scheme	Amount Spent
Horton Chapel	£193,934
Total	£193,934

(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;

Total amount of money (received under any planning obligations) spent on monitoring in 2019/20	£0
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(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.

Total amount of money (received under any planning obligations) received during any year which has been retained	£1,463,769
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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	£3,402
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5) 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

Appendix 1: CIL Demand Notices

Invoices Raised

Planning Ref	Address	Ward	Decision Date	Date invoiced	Amount Invoiced	Payment Due
19/00696/COND	11 Danetree Road West Ewell	West Ewell	23/12/2019	07/04/2020	£25,467.36	27/06/2020
19/01158/REM	10 Old Schools Lane Ewell	Ewell	18/12/2019	14/04/2020	£93,950.14	12/07/2020
18/01264/FUL BF	10 Old Schools Lane Ewell	Ewell	18/04/2019	14/04/2020	-£82,186.19	
18/01360/FUL Major	Land at Epsom and Ewell High School Ruxley Lane West Ewell		15/01/2020	20/05/2020	£1,487,511.06	30/08/2020
18/01325/FUL	Aviary Court 138 Miles Road Epsom	Town	15/07/2019	26/05/2020	£6,550.26	24/08/2020
19/01317/FUL BF	Maplins 42 High Street Epsom	Town	21/05/2020	27/05/2020	£25,933.91	24/08/2020
18/01248/FUL	Land adjoining 50 Woodlands Road Epsom	Stamford	25/01/2019	14/07/2020	£0.00	14/07/2020
20/00589/FUL	135 Riverview Road Ewell	Ewell Court	24/06/2020	15/07/2020	£0.00	15/07/2020
18/01574/FUL	Land adj 10 Landsdowne Court	Cuddington	10/04/2019	20/08/2020	£11,665.36	15/11/2020
18/00117/FUL	The Durdans Stables Chalk Lane Epsom	Woodcote	10/07/2018	26/08/2020	£41,928.96	26/09/2020
19/00758/FUL	1 Higher Green Ewell	Nonsuch	12/09/2019	02/09/2020	£30,605.02	12/12/2020
18/00297/FUL	78 Riverview Road	Ewell Court	06/08/2018	02/09/2020	£42,625.48	06/12/2020
17/00530/FUL	Wychwood Epsom Road Ewell	Ewell	29/09/2017	15/09/2020	£9,586.66	14/12/2020
15/01530/FUL	1 Chase Road	Town	03/07/2017	12/10/2020	£5,283.93	09/10/2020

20/00571/FUL	18 Aragon Ave Ewell	Nonsuch	17/07/2020	14/10/2020	£17,573.01	14/12/2020
20/00573/FUL	Millfield House Wells Road	Stamford	11/06/2020	05/11/2020	£12,228.03	20/12/2020
18/00702/RES	Land Adjacent 32 Downs Road Epsom	College	21/11/2018	16/11/2020	£47,447.70	14/02/2021
20/01199/FUL	78 Riverview Road	Ewell Court	06/08/2018	02/09/2020	£57,559.10	06/12/2020
18/00297/FUL	78 Riverview Road	Ewell Court	06/08/2018	02/09/2020	-£42,625.48	
18/00396/FUL+20/00659/REM	19 Woodlands Avenue Worcester Park	Cuddington	06/11/2018	12/11/2020	£23,384.94	11/12/2020
19/01516/FUL	Horton Grange, 426 Chessington Road West Ewell	Ruxley	07/02/2020	24/11/2020	£11,878.66	21/08/2021
17/00932/FUL	4-5 Market Parade High Street Ewell	Ewell	08/02/2018	24/11/2020	£41,190.93	30/11/2020
19/00223/FUL	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	22/05/2019	02/12/2021	£25,585.36	28/02/2021
19/00500/REM +18/00271/FUL	Land at Mill Road	College	12/08/2020	23/12/2020	£421,124.26	04/04/2021
20/00013/FUL	16 Church Street Ewell	Ewell	12/10/2020	04/01/2021	£13,625.52	04/04/2021
19/00893/FUL	57 Salisbury Road	Cuddington	17/07/2020	04/01/2021	£142,157.88	04/04/2021
19/00937/FLH	245 London Road Ewell	Stoneleigh	18/02/2020	21/01/2021	£32,666.32	tbc
17/01667/FUL	82 East Street Epsom	Town	16/04/2018	25/02/2021	£6,940.54	15/03/2021
19/01368/FUL	Dormans Court Cheam Road	Nonsuch	13/12/2019	04/03/2021	£39,506.80	30/05/2021
18/01406/REM & 17/01722/FUL	2 Hunters Close Epsom		28/02/2019	02/03/2021	£21,182.01	31/05/2021
19/00163/FUL	52 High Street Ewell(Paprika)	Ewell	16/05/2019	03/02/2021	£4,066.95	09/05/2021

Total Invoices raised for the financial year 2020/2021

£2,574,414.48

Appendix 2: CIL Receipts

Receipts

CIL Receipts	Address	Ward	Decision Date	Date invoiced	Amount Invoiced	Amount Received
Planning Ref						
19/00681/FUL	86 Reigate Road Ewell	Nonsuch	30/07/2019	14/10/2019	£57,293.41	£19,097.80
19/00538/RES	320 Chessington Road West Ewell	West Ewell	04/07/2019	30/10/2019	£14,928.78	£7,464.39
18/00721/FUL	Land To The Rear Of 41 To 67 Hook Road Epsom	Town	10/10/2018	26/06/2019	£75,261.20	£25,087.06
18/01298/FUL	Victory House 23 West Street Epsom	Town	23/04/2019	26/02/2020	£21,730.73	£19,180.73
19/00577/FUL	Second Phase Of Development At Elm Grove Epsom	Woodcote	11/07/2019	06/02/2020	£32,871.03	£32,871.03
18/01559/REM	Lidl UK development site 40-52 Upper High Street	Town	22/01/2020	11/03/2020	£1,195,894.04	£398,631.35
18/00315/FUL	Kings Arms Public House	Ewell	02/05/2019	01/07/2019	£194,874.48	£64,958.16
17/01853/FUL	101 College Road Epsom	College	14/09/2018	03/09/2019	£65,073.36	£21,691.12
18/00486/FUL	1 Whitmores Close	Woodcote	26/11/2018	25/11/2019	£50,074.27	£16,691.42
19/00622/REM	110 Ruxley Lane West Ewell	Ewell Court	26/09/2019	16/10/2019	£27,476.99	£13,738.49
18/00743/FUL	Lower Mill Kingston Road Ewell	Ewell	18/07/2019	12/09/2019	£147,300.50	£49,300.16
18/00743/FUL	Lower Mill Kingston Road Ewell	Ewell	18/07/2019	12/09/2019	£147,300.50	-£199.83
19/00696/COND	11 Danetree Road West Ewell	West Ewell	23/12/2019	27/02/2020	£25,467.36	£6,366.84
18/01430/FUL	Presto Haulage The Old Mill Old Malden Lane Worcester Park	Cuddington	23/07/2019	01/08/2019	£909,628.61	£303,209.53
19/00696/COND	11 Danetree Road West Ewell	West Ewell	23/12/2019	27/02/2020	£25,467.36	£6,366.84
19/00681/FUL	86 Reigate Road Ewell	Nonsuch	30/07/2019	14/10/2019	£57,293.41	£19,097.80
18/01325/FUL	Aviary Court 138 Miles Road Epsom	Town	15/07/2019	26/05/2020	£6,550.26	£6,550.26
18/00486/FUL	1 Whitmores Close	Woodcote	26/11/2018	25/11/2019	£50,074.27	£16,691.42

19/01317/FUL	Maplins 42 High Street Epsom	Town	21/05/2020	27/05/2020	£25,933.91	£12,966.96
19/00696/COND	11 Danetree Road West Ewell	West Ewell	23/12/2019	27/02/2020	£25,467.36	£6,366.84
18/01360/FUL	Land at Epsom and Ewell High School Ruxley Lane W. Ewell	Ruxley	15/01/2020	19/05/2020	£1,487,511.06	£495,837.02
18/01559/REM	Lidl UK development site 40-52 Upper High Street	Town	22/01/2020	11/03/2020	£1,195,894.04	£398,631.35
19/00696/COND	11 Danetree Road West Ewell	West Ewell	23/12/2019	27/02/2020	£25,467.36	£6,366.84
15/01530/FUL	1 Chase Road Epsom	Town	03/07/2017	30/05/2018	£185,605.39	£127,694.19
15/01530/FUL	1 Chase Road Epsom	Town	03/07/2017	12/10/2020	£5,283.93	£5,283.93
18/00297/FUL	78 Riverview Road	Ewell Court	06/08/2018	02/09/2020	£42,625.48	£21,312.74
18/01574/FUL	Land adj 10 Landsdowne Court	Cuddington	10/04/2019	20/08/2020	£11,665.36	£11,665.36
19/01317/FUL	Maplins 42 High Street Epsom	Town	21/05/2020	27/05/2020	£25,933.91	£12,966.95
18/01360/FUL	Land at Epsom and Ewell High School Ruxley Lane W. Ewell	Ruxley	15/01/2020	19/05/2020	£1,487,511.06	£495,837.02
18/01559/REM	Lidl UK development site 40-52 Upper High Street	Town	22/01/2020	11/03/2020	£1,195,894.04	£398,631.34
20/00573/FUL	Millfield House Wells Road	Stamford	11/06/2020	05/11/2020	£12,228.03	£12,228.03
19/01158/REM	10 Old Schools Lane Ewell	Ewell	18/12/2019	14/04/2020	£93,950.14	£15,658.36
18/00396/FUL+ 20/00659/REM	19 Woodlands Avenue Worcester Park	Cuddington	06/11/2018	12/11/2020	£23,384.94	£11,692.47
17/00932/FUL	4-5 Market Parade High Street Ewell	Ewell	08/02/2018	24/11/2020	£41,190.93	£41,190.93
20/00571/FUL	18 Aragon Ave Ewell	Nonsuch	17/07/2020	14/10/2020	£17,573.01	£17,573.01
20/01199/FUL	78 Riverview Road Ewell	Ewell Court	30/10/2020	10/11/2020	£57,559.10	£18,123.18
17/00530/FUL	Wychwood Epsom Road Ewell	Ewell	29/09/2017	15/09/2020	£9,586.66	£9,586.66
18/00702/RES	Land Adjacent 32 Downs Road Epsom	College	21/11/2018	16/11/2020	£47,447.70	£23,723.85
18/01360/FUL	Land at Epsom and Ewell High School Ruxley Lane W. Ewell	Ruxley	15/01/2020	19/05/2020	£1,487,511.06	£495,837.02
19/00163/FUL	52 High Street Ewell(Paprika)	Ewell	16/05/2019	03/02/2021	£4,066.95	£4,066.95
19/00223/FUL	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	22/05/2019	02/12/2021	£25,585.36	£12,792.68
18/00396/FUL+ 20/00659/REM	19 Woodlands Avenue Worcester Park	Cuddington	06/11/2018	12/11/2020	£23,384.94	£11,692.47

15/00674/FUL	137 Riverview Road, Ewell	Ewell Court	29/09/2015	08/08/2016	£7,875.00	£6,107.47
17/01667/FUL	82 East Street Epsom	Town	16/04/2018	25/02/2021	£6,940.54	£6,940.54

Total CIL receipts for the financial year 2020-2021

£3,707,568.73

Appendix 3: IFS Section 4(A) 7(D) s106 Agreements dated from 01/04/2020 to 31/03/2021

date of agreement	REF	Address	Obligations' description	Housing	Other	Recipient	Date Invoiced	Date Received	
15/05/2020	429	South Hatch Stables	Affordable housing commuted sum may be payable up to a maximum of £2,286,504 - 1) dependent upon a viability review if dwellings in phase 4 have not reached completion of ground works by two years from date of planning permission granted. 2) Clawback - If any material change of use of RTE within 15 years from completion of residential development then owner shall make payment to the Affordable Housing Commuted Sum.						
			Community Minibus to be provided for occupiers of development 6 xs daily						
			Provide a reptile translocation and management plan						
			Provide a travel pack						
			Construction to take place within the agreed phasing plan.						
19/05/2020	430	42 High Street Epsom	Covenant that occupiers of development cannot hold a parking permit.						

17/07/2020	432	Land at 57 Salisbury Road WP	Affordable Housing Contribution subject to viability review to maximum of £444,981.						
27/11/2020	434	100 East Street and 1A Church Road and 92-104 East Street	No dwelling can be occupied unless parking space provided for each dwelling.						
18/12/2020	437	Woodcote Grove, Ashley Grove, Epsom KT18 5BW	Affordable housing contribution (payable prior to occupation) plus additional off-site affordable contribution subject to viability review carried out 3 years from Planning permission, up to maximum of £5,878,573	£15,950		EEBC			
			On site affordable housing of 1 social rented and 7 shared ownership						
			Parking audit contribution		£3,000	SCC		paid direct to SCC	
			Tree Protection Plan (TPP) - used to off-set cost of damaged trees. Any unspent to be returned after 5 years after completion.		£103,189	EEBC	11/03/2021	16/03/2021	
			Travel Plan monitoring fee		£4,600	SCC		paid direct to SCC	

Appendix 3: IFS Section 4(B) s106 Agreements, money received during the financial year 2020/ 2021

REF	Planning application	Address	Amount received	Date received	How money to be used.
413	18/00315/FUL & 19/00900/REM	Kings Arms 144, East Street Epsom	£27,541.00	22/04/2020	Affordable Housing Contribution
413	18/00315/FUL & 19/00900/REM	Kings Arms 144, East Street Epsom	£27,541.00	10/12/2020	Affordable Housing Contribution
424	18/01360/FUL	Epsom And Ewell High School Ruxley Lane	£40,033.53	09/12/2020	Off-site play space improvement contribution

414	18/01430/FUL	The Old Mill and WP Lodge, Old Malden Lane, Worcester Park.	£10,041.38	16/02/2021	Environment Agency contribution for improvements to Hogsmill River
			£105,156.91		