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**Key Decision - No\***

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## HUNTINGDONSHIRE DISTRICT COUNCIL

**Title/Subject Matter:** Community Infrastructure Levy Update

**Meeting/Date:** Cabinet – Date

**Executive Portfolio:** Executive Councillor for Planning (TS)

**Report by:** Chief Planning Officer (CK)

**Ward(s) affected:** All

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### **Executive Summary:**

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Huntingdonshire District Council became a CIL charging authority in May 2012.

Local authorities must spend the levy on infrastructure needed to support the development of their area. This helps to deliver across the Council's Corporate Plan priorities for 2023/24 specifically Creating a better Huntingdonshire for future generations by:

- Improved housing - 27. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

In October 2020 Cabinet approved a revised approach to the governance arrangements for allocating the funds held by Huntingdonshire District Council as the 'Strategic Proportion'. Under these arrangements Cabinet is to consider applications received seeking over £50,000. Of the projects approved to date, there are three current projects that have applied for an extension of time which include:

- Warboys village hall;
- Wheatsheafs junction improvements; and
- Ramsey Skate Park.

These applications have been reviewed by officers to reach the recommendations within this report.

**Recommendation(s):**

The Cabinet is

**RECOMMENDED**

- a) To agree an extension of time for the Warboys Village Hall project until 30<sup>th</sup> March 2025.
- b) To agree an extension of time for Ramsey Skate Park project to 31<sup>st</sup> December 2025.
- c) To agree an extension of time for B1040 Wheatsheaf Road/Somersham Road, St Ives Accident Reduction Scheme project until 30<sup>th</sup> September 2025

## 1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to invite the Cabinet to consider recommendations relating to infrastructure projects seeking extensions of time for their funding from the Community Infrastructure Levy (CIL) monies received to date.

## 2. WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The Community Infrastructure Levy (CIL) was first referred to in the Planning Act 2008 and was formally introduced through the CIL Regulations 2010 (as amended). The CIL spreads the burden of paying for infrastructure to all developments, not just major ones, as it is a requirement across all developments.
- 2.2 The Huntingdonshire Developer Contributions Supplementary Planning Document (SPD) was adopted in December 2011 with the CIL Charging Schedule being approved in April 2012 by full Council and implemented with effect from 1<sup>st</sup> May 2012.
- 2.3 Three previously approved applications have submitted requests for extensions of time due to changes which have caused delay to the project delivery timeline originally provided.

## 3. OPTIONS CONSIDERED/ANALYSIS

### Warboys Village Hall Project

#### 3.1 Warboys Village Hall Project

Project Proposed	Location	CIL funding requested	Total cost	%CIL ask
Warboys Village Hall	Warboys	£200,000.00	£1,567,728.68	13%

- 3.2 An up to £200,000 CIL allocation was approved at Cabinet on 18<sup>th</sup> July 2019 towards the Warboys village hall scheme. This early approval was to provide assurance of match funding whilst the remaining funding was sourced. This offer was subsequently granted an extension of time until 31<sup>st</sup> December 2023.
- 3.3 As a consequence of delays to this scheme, beyond the control of the applicant the project, the total cost has increased. The increase in the cost of materials means the Parish council has applied for additional funding.
- 3.4 The Parish Council have an agreed builder, who has confirmed that the works will take 52 weeks to complete. All other aspects of this project are in place and the build can be commenced once the Parish Council have confirmation of the CIL funding spend deadline being extended to 30<sup>th</sup> March 2025.

### Ramsey Skate Park Project

Project Proposed	Location	CIL funding requested	Total cost	%CIL ask
Ramsey Skate Park	Ramsey	£50,000	£130,000.00	38%

- 3.5 An up to £50,000 CIL allocation was approved under delegated authority on 22<sup>nd</sup> October 2021 towards the Ramsey Skate Park project. The funding was offered for 12 months subject to:
- details of costings being confirmed once the tender process had been completed,
  - confirmation of the land transfer and
  - confirmation of the Big Local Lottery Funding details.
- Due to attenuation issues an extension of time was granted until December 2023.
- 3.6 In light of the issues with the attenuation basin the site for the Skate Park has been changed, albeit still within Ramsey. Due to the change of the site and the works outstanding on the new site it is anticipated that the project will complete on late 2025 and so an extension of time to 31 December 2025 is recommended.

### B1040 Wheatsheaf Road/Somersham Road, St Ives Accident Reduction Scheme Project

Project Proposed	Location	CIL funding requested	Total cost	%CIL ask
B1040 Accident Reduction Scheme	Holywell-cum-Needingworth Ward, Somersham Ward, and Warboys	£500,000	£4,283,005	12%

- 3.7 An up to £500,000 CIL allocation was approved at HDC Cabinet on 18<sup>th</sup> March 2021 towards junction safety improvements on the B1040.
- 3.8 Led by Cambridgeshire County Council, as Local Highways Authority, this project is progressing with milestones of the preliminary design completed and detailed design well under way. Construction is due to be completed between March and October 2024, with post completion activities due to complete September 2025.
- 3.9 This scheme is well under way and the proposed time extension to 30<sup>th</sup> September 2025 will allow the funds to be paid upon completion.

## **4. COMMENTS OF OVERVIEW & SCRUTINY**

- 4.1 The comments of the relevant Overview and Scrutiny Panel will be published as a supplement to the Cabinet agenda.

## **5. KEY IMPACTS / RISKS**

- 5.1 The key impact from not extending the CIL projects will be the potential for certain infrastructure projects not being delivered and match funding lost.

## **6. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION**

- 6.1 Project leaders will be notified of the outcome of the decision made by Cabinet.
1. Contracts updated
  2. Issue funds in accordance with agreed milestones.
  3. Continue quarterly monitoring of projects approved.
  4. Provide an update for members at next funding round

## **7. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

- 7.1 This helps to deliver across the Council's Corporate Plan priorities for 2023/24 specifically Creating a better Huntingdonshire for future generations by:
- Improved housing - 27. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
  - Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

## **8. LEGAL IMPLICATIONS**

- 8.1 Regulation 59 (1) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a charging authority to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. It may also, under Regulation 59 (3), support infrastructure outside its area where to do so would support the development of its area.
- 8.2 Passing CIL to another person for that person to apply to funding the provision, improvement, replace, operation and maintenance of infrastructure is also permitted under Regulation 59 (4).
- 8.3 Section 216 (2) of the Planning Act 2008 as amended by Regulation 63 of the Community Infrastructure Regulations 2010 (as amended) stated that infrastructure 'includes [and is therefore not limited to]:
- (a) roads and other transport facilities,
  - (b) flood defences,
  - (c) schools and other educational facilities,
  - (d) medical facilities,
  - (e) sporting and recreational facilities,

(f) open spaces.’

8.4 The levy may not be used to fund affordable housing

## **9. RESOURCE IMPLICATIONS**

9.1 CIL money can only be spent to deliver infrastructure, in accordance with the legal restrictions on the spending of CIL receipts.

9.2 Staff resource to administer and monitor the allocation of the CIL. This is funded, in part, by the administration costs permitted from the CIL receipts.

9.3 Staff resource from elsewhere in the Council will be used in preparing funding bids and implementing successful cases.

## **10. REASONS FOR THE RECOMMENDED DECISIONS**

10.1 The projects have been previously considered by Cabinet in terms of how they support growth, their deliverability and risks, benefits and outputs and the extent of match funding being provided. The projects referenced in section 3 have been reviewed following requests for extensions of time regarding their respective completion dates. It is recommended:

- a) To agree an extension of time for the Warboys Village Hall project until 30<sup>th</sup> March 2025.
- b) To agree an extension of time for Ramsey Skate Park project to 31<sup>st</sup> December 2025.
- c) To agree an extension of time for B1040 Wheatsheaf Road/Somersham Road, St Ives Accident Reduction Scheme project until 30<sup>th</sup> September 2025

## **11. BACKGROUND PAPERS**

Section 216 of Planning Act 2008

Huntingdonshire Infrastructure Delivery Plan

<http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan.pdf>

Huntingdonshire Infrastructure Delivery Plan – Infrastructure Schedule

<http://www.huntingdonshire.gov.uk/media/2693/infrastructure-schedule.pdf>

Huntingdonshire Infrastructure Delivery Plan Addendum

<http://www.huntingdonshire.gov.uk/media/2861/infrastructure-delivery-plan-addendum.pdf>

Community Infrastructure Levy Spend Allocation July 2019

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](#)

Community Infrastructure Levy Spend Allocation November 2021

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](#)

Community Infrastructure Levy Spend Allocation March 2021

[Report Template for Cabinet / Committee Reports \(huntingdonshire.gov.uk\)](#)

Huntingdonshire Infrastructure Funding Statement 2021-22

[Infrastructure Funding Statement 2021-22 \(huntingdonshire.gov.uk\)](#)

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