

**HUNTINGDONSHIRE REGULATION 123 AND INFRASTRUCTURE BUSINESS
PLAN 2013/14
(Report by the Overview & Scrutiny (Economic Well-Being))**

1. INTRODUCTION

- 1.1 At its meeting held on 6 June 2013, the Overview and Scrutiny Panel (Economic Well-Being) has received an update on the outcome of the public consultation on the Draft Huntingdonshire CIL Regulation 123 List. The List sets out the infrastructure that will be funded in whole or in part by the Community Infrastructure Levy to ensure that there is no duplication between CIL and S106 Contributions. This report summarises the Panel's discussions.

2. THE PANEL'S DELIBERATIONS

- 2.1 The Government continues to change the regulations surrounding the Levy. Specifically, it is considering proposals to exempt self-build properties from Levy. The Deputy Executive Leader has responded to the Government's consultation on this proposal on the basis that this should not be permitted because small sites constitute a significant proportion of development within the District, which would make delivering strategic infrastructure more difficult. Furthermore, it could create a mechanism through which CIL might be avoided and it could affect the meaningful proportion (of 15 -20%) which is allocated to Town and Parish Councils.
- 2.2 The preparation of an Infrastructure Business Plan for 2013/14 is the first stage of a much longer process. The Plan will present a long term vision, which will be updated on an annual basis. Work has already started on the next iteration of the Business Plan and one of the major challenges will be to find alternative sources of funding to address the gap in funding for strategic infrastructure. The fact that a number responses to the consultation were made before the announcement of proposals for the new Local Plan should not cause a problem because the Business Plan will be updated.
- 2.3 Work is also needed to develop the way in which the District Council works with Town and Parish Councils on how their contributions will be spent. This process has now started. A series of briefings for parish and town council have already been held and the Planning Policy Manager has attended a number of Parish Council meetings to talk about the way in which this might move forward parishes to achieve a shared priority. Members have welcomed the dialogue which has been opened with Parish Councils, particularly in view of the concerns which they have previously expressed about the absence within the CIL governance structure of local community representatives.
- 2.3 In considering the contents of the report and having acknowledged that the District Council will be the collecting body for CIL expenditure, Members have stressed the need for there to be an audit trail for how CIL money is

distributed and spent. The Panel has been assured that Partner agencies will be required to provide details of how the funds are spent. Although Town and Parish Councils will have the autonomy to spend their contributions in the way in which they see fit, they will be required to provide an audit trail. Monies will be paid to Parish Councils in line with the phasing of developments.

- 2.4 A comment has been made by a Member that infrastructure negotiated by communities through already existing Urban Design Frameworks might not now be delivered. It is not possible to give guarantees, but best endeavours will be made to meet the commitments already made.
- 2.5 Having been informed that developments of 200 dwellings or more will be liable to pay both S106 contributions and CIL, the Panel has drawn attention to the importance of ensuring there are strict governance arrangements in place to avoid any inferences of bribery.

3. RECOMMENDATION

- 3.1 The Cabinet is invited to
 - (a) consider the discussions of the Overview and Scrutiny Panel (Economic Well-Being) as part of their deliberations on this item; and
 - (b) approve the revised Regulation 123 List incorporating the Huntingdonshire Infrastructure Business Plan 2013/14.

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