

## OFFICER DECISION RECORD SHEET

**Name of decision maker:** Assistant Director of Planning, Development & Regeneration

**Service Area:** Strategic Planning & Regeneration

**Title of Decision:** Timetable for CIL submissions 2019/20

### Decision made and reasons:

**Decision:**

To approve the revised timetable for CIL submissions for the period 2019/20

**Reason:**

The Community Infrastructure Levy is one of the main funding mechanisms for the delivery of key strategic infrastructure to support growth. The Council holds 80% of the CIL income, known as the 'Core Funds' and the current governance process allows for bids to be submitted, from both internal and external parties, requesting funding for infrastructure projects.

On 27<sup>th</sup> June 2017 an update on the Community Infrastructure Levy governance was reported to Cabinet. At this meeting Cabinet (minute CA/68/17) delegated authority to the Assistant Director for Planning, Development and Regeneration to adjust the timetable for CIL bid submissions on an annual basis in consultation with the Portfolio holder as the need may arise.

Following this an Officer Decision was approved on 11 June 2018 to revise the timetable for CIL submissions. This Officer Decision can be found at [http://dbcgfeshare:9070/documents/s16431/Timetable%20for%20CIL%20submissions%202018.pdf?\\$LO\\$=1](http://dbcgfeshare:9070/documents/s16431/Timetable%20for%20CIL%20submissions%202018.pdf?$LO$=1)

Dacorum Borough Council is in the process of preparing a new Local Plan for the borough. The Local Plan will set out the scale and location of new development and ensure that development is well designed and supported by necessary infrastructure.

The Council is in the process of producing a new Infrastructure Delivery Plan (IDP) to support the emerging Local Plan. This document will identify and prioritise the infrastructure needed to support expected growth in the Borough and review the most appropriate sources of funding including Developer Contributions to deliver the required infrastructure.

The new IDP is expected to be completed in line with the timetable for the new Local Plan which is expected to be consulted on in May 2020 and ready for pre-submission in November 2020 in line with the Local Development Scheme, adopted by Cabinet on 25 June 2019.

As CIL forms a crucial element for funding of infrastructure, in particular strategic infrastructure, it is proposed that a revised timetable for CIL submissions is adopted

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to ensure that decisions on the use of CIL monies will be informed by the findings and requirements of the new Local Plan and IDP.

The amount of CIL collected thus far (£3,733,843 at the end of March 2019), though, rising annually is very low compared to the infrastructure funding gap, The Hertfordshire Infrastructure and Funding Prospectus 2018 - 2031 states that the funding gap in Dacorum is £291,040,000, though this is expected to rise. Therefore options to maximise the potential must be thoroughly investigated prior to any spending commitments being made to ensure that the community gets maximum benefit from this opportunity to fund strategic infrastructure.

The proposed timeline applies to the core funds only, the neighbourhood proportion will continue to be available for ward councillors to spend in line with the CIL Guidance and distributed to the Town and Parish Council's on a 6 monthly basis in line with the Community Infrastructure Levy regulations 2010 (as amended).

### **Infrastructure Business Plan (IBP)**

Previous reports proposed the production of an IBP to identify which infrastructure would be prioritised and how it would be funded. It is anticipated the most effective means for planning for the investment of CIL will emerge through the IDP and thus negate the need for a separate document.

A revised timetable for CIL submissions has now been developed, the changes are as a result of the following:-

- The need to identify infrastructure priorities required to support growth emerging from the new Local Plan and IDP.
- CIL funds collected to date still being significantly lower than the infrastructure funding gap and cost of delivering strategic infrastructure priorities.
- The need for careful planning of the use of CIL funds to align with emerging infrastructure priorities to make effective and efficient use of limited infrastructure funding.

### Proposal for new timetable

|                       |  |
|-----------------------|--|
| December 2018         | Preparation of the new IDP commenced and progressing in parallel with the Local Plan work.           |
| October 2019          | Member Task and Finish group on Infrastructure Priorities  |
| April 2020            | Draft IDP with infrastructure priorities for CIL identified  |
| April 2020            | Consultation on draft IDP alongside Local Plan   |
| July 2020             | Invite formal expressions of interest in line with infrastructure priorities identified in draft IDP |
| November 2020         | Draft IDP submitted for examination alongside the New Local Plan                                     |
| January/February 2021 | Invite submissions for CIL funding   |
| March 2021            | Evaluate projects put forward for CIL funding  |
| April 2021            | Agree projects for CIL funding   |

