



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

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**to  
STRATEGY AND RESOURCES COMMITTEE  
29 JANUARY 2020**

**COMMUNITY INFRASTRUCTURE LEVY GRANT OFFER**

**1. PURPOSE OF THE REPORT**

- 1.1 To seek approval of acceptance of an offer of grant from Essex County Council toward the costs of introducing a Community Infrastructure Levy (CIL) within Maldon district and to note the associated grant conditions. This report also relates in broad terms to decisions in relation to future spend of CIL.

**2. RECOMMENDATIONS**

To the Council:

That the CIL grant offer from Essex County Council and related conditions be accepted.

**3. SUMMARY OF KEY ISSUES**

**3.1 Background**

- 3.1.1 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended). It is a tool for local authorities to help to deliver infrastructure to support new development.
- 3.1.2 CIL can fully fund or provide a contribution to the infrastructure needed to facilitate growth and to deliver the development strategy. It is unlikely that CIL will, on its own, fully fund either the entire necessary infrastructure within the area or those critical infrastructure projects that support and enable the delivery of the adopted development strategy and therefore further funding will also need to be secured.
- 3.1.3 A decision to review and update the previous evidence base, which was prepared to support the introduction of a CIL in Maldon in 2014, and to recommence work to introduce a CIL in Maldon was approved by the Planning and Licensing Committee on 05 September 2019 (Minute No. 371 refers). It is therefore timely to consider an offer of grant support for the introduction of CIL.

## **3.2 Essex County Council Offer of Grant**

- 3.2.1 Essex County Council are offering support and funding for up to two authorities within the County to assist them in meeting the costs of bringing forward a CIL.
- 3.2.2 Based on the scale of growth and development being planned over the next 20 years across Essex, the County Council recognises the importance of authorities having CIL in place where it is appropriate to do so. This will maximise the contributions that can be secured from development towards the costs of infrastructure.
- 3.2.3 The County Council would like to support the introduction of CIL across all districts and boroughs in Essex and to provide support in the form of a grant for two authorities. As Maldon is one of the only Councils in Essex with an adopted Local Plan, it is well placed to bring forward CIL and to benefit from such a grant offer at this time.
- 3.2.4 The County Council would like to offer to support the preparation and adoption of a CIL with capacity funding of up to £180,000 for each of two authorities. This could be used to support a dedicated officer based at Maldon District Council to help to progress CIL, or to provide financial support toward the cost of technical viability and infrastructure evidence prepared by specialist consultants to support the assessment and introduction of CIL.
- 3.2.5 As a condition of this grant, Essex County Council would wish to influence the spend of CIL income, if a CIL is adopted, on infrastructure priorities up to the value of the grant, with terms agreed through a Memorandum of Understanding (MoU). For the purposes of clarity, any CIL income subject to such agreement would be spent in Maldon. The basic principle of the MoU will be that the County Council requests that spending of CIL income collected in Maldon be prioritised toward projects that are supported by the County Council, up to the value of the grant. This includes infrastructure for services such as highways and education. No specific projects are identified at this stage as they must also reflect infrastructure needs and the evidence that will support the preparation of CIL.
- 3.2.6 A conservative estimate of CIL income within Maldon, if a CIL is adopted, is £400,000 per year in the first few years. Many of the infrastructure projects and priorities that are needed to support new development are County led projects, including highways, education and flood mitigation as well as community services. Officers are comfortable on this basis that agreement to the grant offered on the basis outlined above would not be prejudicial to Maldon District Council's priorities.

## **4. CONCLUSION**

- 4.1 The implementation of a CIL supports the delivery of the Local Development Plan. The CIL Regulations 2010 allow for a proportion of CIL income to be used for costs incurred in setting up CIL. Accepting the offer of grant from Essex County Council will enable that proportion to be spent directly on infrastructure projects.

## 5. IMPACT ON STRATEGIC THEMES

- 5.1 CIL has the potential to support the Council in providing excellent services and value for money, in being financially independent and sustainable, and in providing sustainable growth and new infrastructure, by enabling the Council to maximise the funding that it collects from development to contribute towards infrastructure funding.

## 6. IMPLICATIONS

- (i) **Impact on Customers** – Accepting the offer of grant from Essex County Council enables a proportion of income that could be used for set up costs to be spent directly on infrastructure projects.
- (ii) **Impact on Equalities** – The proposals would not have a direct impact on equalities.
- (iii) **Impact on Risk** – The proposals would not have a direct impact on risk.
- (iv) **Impact on Resources (financial)** – Accepting the offer of grant from Essex County Council would enable the preparation costs of CIL to be substantially met through the grant.
- (v) **Impact on Resources (human)** – The Strategy, Policy and Communications Team currently has interim resource in place until mid – October 2019. There is a risk that permanent resource will not be in place longer term, and an extension of the interim resource may be required. Acceptance of the grant would provide funding toward staff resource costs.
- (vi) **Impact on the Environment** – The proposals would not have a direct impact on the environment.
- (vii) **Impact on Strengthening Communities** – The proposals would not have a direct impact on communities.

### Background Papers:

Report to Maldon District Council 05 September 2019 (Community Infrastructure Levy Update).

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