

# Reigate & Banstead Borough Council Community Infrastructure Levy Charging Schedule Examination

Statement in response to  
Matter 1: Infrastructure planning evidence

August 2015

## **MATTER 1: INFRASTRUCTURE PLANNING EVIDENCE**

### **1. What evidence is there of the need for infrastructure to support the development proposed in the local authority area in the development plan? Have the infrastructure requirements been correctly identified?**

- 1.1 The Planning Practice Guidance (Paragraph 016 25-016-20140612) advises that information on the area's infrastructure needs should be drawn from the infrastructure assessment that was undertaken as part of preparing the relevant Plan.
- 1.2 The Council's primary source of evidence for the infrastructure needs associated with the level of growth planned in the development plan (in this case, the Core Strategy 2014) has been the Infrastructure Delivery Plan (IDP) (September 2012) [RBBC06], supported by a more recently updated Addendum (March 2015)[RBBC07].
- 1.3 This 2012 IDP identifies and itemises the various schemes and projects necessary to ensure that the level of growth planned in the Core Strategy can be delivered in a sustainable way where these are known, and in other cases assesses the broad level of need for infrastructure. The type and nature of infrastructure needs identified in the IDP is consistent with the definition set out in section 216(2) of the Planning Act 2008 (as amended). It was produced as part of the Core Strategy development process and was tested through examination.
- 1.4 As part of the preparation of CIL, the Council produced an addendum to the IDP [RBBC07] in March 2015 to ensure the most robust information was used. This addendum does not substantively change the scale, nature and type of infrastructure needs identified in the 2012 IDP but captures the latest situation in terms of infrastructure needs, timing, costs and available funding, thus ensuring that the charging proposals are informed by the most up-to-date evidence.
- 1.5 Both the Infrastructure Delivery Plan and Addendum were developed through consultation with relevant infrastructure providers, including Surrey County Council (as per Practice Guidance Paragraph 013 25-013-2040612), to ensure infrastructure requirements, and their costs, were evidenced as comprehensively and accurately as possible. A list of the organisations involved in preparing the Council's infrastructure evidence is set out in Annex 1 of RBBC06 and RBBC07.
- 1.6 Together, RBBC06 and RBBC07 are considered to present a robust and realistic assessment of the infrastructure required to support the Core Strategy, consistent with the requirements of the National Planning Policy Framework (paragraph 162) and Practice Guidance. They are therefore considered to be an appropriate evidence base to inform CIL rate setting.

**2. What is the expected total cost of this infrastructure? What are the actual and expected sources of funding to meet these costs? What is the funding gap? What contribution is CIL expected to make towards filling this gap?**

- 2.1 In identifying the expected total cost of infrastructure and the aggregate funding gap, the Council has been guided by advice as set out in the Practice Guidance (Paragraph 016 36-016-20140612).
- 2.2 The expected total cost of infrastructure required to support the Core Strategy (excluding projects already delivered) is approximately £200 million. Costs have been derived in most cases from information provided by infrastructure providers. Costs are summarised in Table 1 in the Explanatory Document [RBBC08] and detailed in the schedules in RBBC07.
- 2.3 The actual and expected funding to meet these costs comes from a variety of sources:
- existing secured section 106 contributions;
  - grant funding secured by the Council and its partners including New Growth Points, Pinch Point and Local Sustainable Transport Fund;
  - regular funding received by the County Council such as Education Basic Needs and Integrated Transport Scheme; and
  - internal capital funding from public and private organisations.
- 2.4 These sources are expected, together, to contribute approximately £145 million over the Core Strategy plan period. Where funding is identified, this is itemised in the schedules in RBBC07 and summarised in Table 1 in RBBC08.
- 2.5 This leaves an aggregate funding gap of £55 million. This is a considerable gap, and is considered to justify the need to put a levy in place in the borough.
- 2.6 The gap is made up of infrastructure needed to support the future growth of the borough as a whole and only includes projects to remedy existing deficiencies where these would be made more severe by new development. In line with the Practice Guidance (Paragraph 071 25-071-20140612), these projects legitimately fall within the scope of CIL spending.
- 2.7 Based on the detailed analysis of the amount and type of growth proposed in the Core Strategy, based on the anticipated housing trajectory, CIL is expected to generate up to £24 million over the plan period at the levy rates proposed. This represents approximately 43% of the identified funding gap.