



Rutland
County Council

Infrastructure Planning

Parish Forum Presentation
18th July 2016





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What Infrastructure do we need to plan for?

Infrastructure includes RCC investment in;

- Lifelong learning
- Recreation, sports and leisure
- Highways and transportation
- Museums, libraries and culture
- Waste management
- Economic development and tourism promotion
- Affordable Housing

It also covers investment by RCC working with other infrastructure providers;

- RCC and Police addressing crime and disorder
- RCC and Health Authority addressing public health
- Fire and Rescue service
- Public Utilities such as water supply, drainage, gas, electricity, telecommunications and broadband



How do we identify and prioritise the need for infrastructure investment?

We need to know;

- where existing infrastructure capacity is already under greatest pressure
- What infrastructure investment will best secure developer commitment to delivering the growth
- What funding sources are available and what are the remaining funding gaps in areas of greatest need

Critical in this are;

- External infrastructure providers
- The Parish Councils
- Wider community input



Where do Developer Contributions fit in?

The Council is preparing two documents to support a review of the Rutland Local Plan (LPR) to cover the period 2016-2036.

Infrastructure Delivery Plan;

This will identify the infrastructure investments required to reduce the impact of the planned growth.

It will then estimate what, if any, funding is already secured, when it might come on stream and who the funding providers are.

The potential infrastructure funding gap can then be assessed

Whole Plan Viability Assessment

This will identify the types of development likely to come forward in the LPR plan period and their capacity to contribute developer funding towards infrastructure provision after other development costs are taken into account.

It will help clarify the scope for plugging the infrastructure funding gap



Section 106 Agreements and Affordable Housing

- Council policy on s106 agreements has been scaled back through the implementation of CIL. It continues to be scaled back in line with government policy.
- Through these agreements we prioritise securing Affordable Housing on or off-site depending on site size.
- Government policy now requires no AH contributions on small sites
- S106 Agreements are rarely used for any other developer contributions unless there are essential on-site or other requirements or other such that planning permission could not otherwise be granted.
- We have received significant levels s106 funding. Some is yet to be spent.
- There are firm commitments to future funding from developments that have started.
- There is less certainty about funding from developments that have not yet started.



Section 106 Agreements and Affordable Housing (cont'd)

The Council publishes on its web site quarterly reports on progress in securing s106 agreements. This informs on current balances held and the overall expenditure of developer contributions

Some of the s106 funding that is either unspent or committed but not yet received will contribute to the infrastructure funding gap being identified in the IDP

There is also funding from the Hawksmead Agreement, again some received and some committed but not yet received.



Community Infrastructure Levy

CIL was implemented as of 1st March this year.

It is applied to residential developments at £100/m².

A nil rate of CIL is applied to Sheltered Housing and Extra Care Housing.

There are many other exemptions and other forms of relief:

- Self-build homes, residential annexe or extensions
- Conversion or changes of use of buildings in lawful use
- Affordable Housing
- Charitable providers of housing

Other than residential only large scale food stores, retail and distribution warehouses are subject to CIL

Levels of funding from CIL are difficult to predict. An estimate is that we might receive £6.8m over the next 10 years. Approx.20% of this could go to Parish Council's – more on this later.



Community Infrastructure Levy (cont'd)

We expect CIL receipts to be very low in year 1 and only gradually build up. This is because CIL payments don't start until 60 days following commencement of development and this first payment is only 10% of total CIL liability

Payment for the larger residential projects will be spread by payment instalments over 3-5 years

We will be publishing an annual report on CIL similar to our s106 monitoring – showing CIL receipts and expenditure.



Community Infrastructure Levy (cont'd)

CIL will be an important source of gap funding for future investment in Infrastructure. CIL can only be used for infrastructure described in a published list under Regulation 123 of the CIL regulation.

The priorities published in the list supporting implementation of CIL in March this year was drawn up in 2014.

These are the items in the list;

- Oakham and Uppingham Town Centre Management and public realm improvements
- Off-site highway and highway related investments
- Car parking improvements
- Public and community, including school, transport services, and related infrastructure investments
- New re-cycling facilities
- New and expanded health facilities
- Education, Learning and Skills
- Enhanced policing and community safety
- Improved broadband connectivity
- Improvements to library provision outside Oakham
- Development of heritage and cultural facilities
- County sports provision.



Deciding Infrastructure Priorities

The Council is looking at its own Infrastructure investment and how it can support stakeholders in delivers theirs.

A report on governance is going to Council in July-August 2016

The Council wants to put in place a transparent approach to the use of all its funding streams to ensure prioritised projects are delivered

The Parish Councils are a key partner in this process;

- Close to local community to help identify infrastructure priorities and comment on RCC priorities
- Can identify priorities in their communities in Neighbourhood Plan
- Can invest CIL receipts 25% if they have NP adopted, 15% if not
- Can partner with RCC or other infrastructure suppliers to secure investment in local projects
- Can bring preferred development sites forward through NP's



Further information

- Council's website shows the Section 106 monitoring information and the supporting material at: [Section 106 monitoring](#)
- Council's website shows the Community Infrastructure Levy (CIL) Charging Schedule and the supporting material at: [Community Infrastructure Levy](#)
- A CIL User Guidance note for external stakeholders as be viewed here: [CIL Implementation Guidance Note](#)
- Email/Phone bculpin@rutland.gov.uk or Tel. 01572 758251



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Any questions?