

Radley Parish Council: a strategy for CIL/s.106 expenditure

Introduction

RPC expects to receive some £1.53m in developer funding over the period between now and 2025-26. A breakdown of anticipated receipts by development and over time is at Annex. To this should be added a further £143k in accumulated reserves to be spent on NP priorities, making a total of £1.67m to be spent on relevant projects.

The legislation stipulates that parish council CIL receipts must be spent on:

- the provision, improvement, replacement, operation or maintenance of infrastructure; or
- anything else that is concerned with addressing the demands that development places on an area¹.

If CIL money is not spent on eligible projects within 5 years of its receipt, it will have to be paid back to VWHDC.

This paper sets out an initial strategy for the allocation of RPC's development funds.

General principles

Part 5.3 of the Neighbourhood Plan sets out a funding strategy and priorities (pages 54-55). Relevant general principles are that:

- RPC will not normally fund projects that are reasonably fundable from other sources.
- RPC will use its own resources to lever in other money where possible, whether from other authorities, grant programmes, developers or landowners.

Possible projects for support

The Neighbourhood Plan states that the highest priorities for funds within RPC's control are likely to be:

- The village hall and playing fields.
- The allotments.
- Radley Lakes strategy.

A number of other projects have been identified for possible support either in the Neighbourhood Plan or subsequent discussions. All projects which have been identified so far for possible support are listed in the table below. The table also includes a line for programme administration. A possible budget is suggested for each item. As an aid to planning, items are grouped into the following broad categories indicating how likely they are to go ahead, and when:

- Could start soon.
- Long term prospect.
- Contingency provision as financial support may not be needed.

¹ Para 59C of the Community Infrastructure Levy Regulations 2010 as inserted by the CIL (Amendment) Regulations 2013

| Project | Proposed budget | Comments and immediate actions, if any | Status |
|-----------------------------------|---|--|---|
| Additional allotments | £50k, to cover the cost of acquiring land and related works. | A site needs to be identified as a first step. <u>Action:</u> approach local landowners | Could start soon |
| New cemetery | Minimal CIL support required, if any. | The current expectation is that Radley College will identify and provide land for a new cemetery as part of the plans currently being developed for the siting of the expanded primary school. <u>Action:</u> check position with RC following conclusion of s 106 discussions on NW Radley site. | Could start soon |
| Playfield Road pavilion upgrade | £40k was earmarked for this in the context of the planning application for the S Kennington site. | This is a Kennington PC project to which RPC has agreed to contribute. <u>Action:</u> contact KPC to ascertain the status and timing of project. | Could start soon |
| Community projects challenge fund | Up to £40k in total. Two or more competitions might be conducted over time to engage both existing and new residents. | The idea would be that people in the village could put forward small schemes of potential community benefit. A small fund of this kind could produce some good ideas and help promote wider village engagement. <u>Action:</u> develop procedure and criteria for first distribution. | Could start soon |
| Sugworth Lane footpath | £20k | To alleviate the prospect of growing conflicts between vehicle and pedestrian uses at the east end of Sugworth Lane, RPC would like to establish an approved footpath inside the hedge on the south side. <u>Action:</u> approach RC about possible provision of a strip of land. | Could start soon |
| Road safety measures | £15k provisionally earmarked. | <u>Action:</u> seek advice on needs and costs from road safety working group. | Could start soon |
| Programme administration | £70k | Assumes an average expenditure of £10k a year for 7 years from 2019/20 <u>Action:</u> bring forward proposals for appointing suitable support | Could start soon |
| Radley Lakes strategy | £10k for initial consultancy work on the development of a Radley lakes strategy. £300k in the longer term to support investment in the area. Other | VWHDC is already holding a s.106 payment of c. £10k, tied to work on the Radley Lakes strategy. A further £60k in s.106 payments from the N Abingdon site developers is specifically earmarked for Radley Lakes facilities over time. The initial consultancy aside, the timing and programme content of this project is very uncertain at this stage as it is reliant on land-owner support. <u>Action:</u> await recommendations on next steps from Richard Dudding and Roger | £10k could start soon £300k long-term prospect |

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|--|--|---|---------------------------|
| | <p>contributions will be needed. RPC has estimated a total cost of £1.41m for more car-parking, a network of footpaths and an alternative road access to Audlett Drive.</p> | <p>Thomas. RPC will need to apply to VWHDC for s. 106 funds once a project has been defined and tenders sought.</p> | |
| <p>Refurbishment/ replacement of the village hall, sports pavilion and playing field</p> | <p>A budget of £400k is proposed. Contributions from other sources will be needed. RPC has estimated a cost of £1.1m (2017 prices) for the provision of a combined hall and pavilion, a replacement play area and upgraded playing field and carparking on the Gooseacre site.</p> | <p>RPC's current policy is to support the reconfiguration/ replacement of the facilities at the existing Gooseacre site. However, progress towards this is on hold while a working group considers likely costs and benefits should development on Gooseacre be permitted, and the village hall and playing fields moved to a site near the school. This work follows pressure from the primary school governors. <u>Action:</u> awaiting advice from village hall working group.</p> | <p>Long-term prospect</p> |
| <p>Community facility on South Kennington site</p> | <p>A budget of £300k is proposed. The assumption is that the facility will cost in the order of £700k. Contributions from other sources will be needed.</p> | <p>Redrow has agreed to transfer land on the South Kennington site to RPC for use as a community room or other community resource. Current thinking is that the project should involve the new residents. This would put the timing back to 2023/24 at earliest. <u>Action:</u> contact Redrow to inquire about progress with transfer of land.</p> | <p>Long-term prospect</p> |
| <p>Enlarging the community shop</p> | <p>Nil. There are no plans to progress this project at present. Even if it were to proceed, any call on CIL funds is unlikely.</p> | <p>This project would only go ahead with support from the RVS Management Committee, who are not looking to expand at the present time. The base proposition is that a larger shop might be developed on the allotment site opposite, which is owned by the parish council. If this were to go ahead, profits from the development of flats on part of the site would be deployed to help finance shop development costs. <u>Action:</u> none at present</p> | <p>Contingency</p> |

| | | | |
|--|---|--|-------------|
| Foot/ cycle link from NW Radley development to Foxborough Road | A provisional budget of £157K has been agreed by RPC. | The PC is committed to setting aside up to 25% of CIL receipts from the NW Radley development (ie up to approx. £157k) "in an earmarked fund to contribute to the cost of providing a pedestrian/ cycle track at the south end of the site linking the new houses to the existing community and facilities". (RPC meeting 22 February 2018). The commitment to be reviewed at 2-yearly intervals. The project is dependent on the acquisition of third party land. Deliverability and timing is therefore very uncertain. <u>Action:</u> none immediately. | Contingency |
| Radley Large Wood | A budget of £100k is proposed on a contingency basis. | A lump sum payment may help to protect community access to the wood if the current application for village green status is unsuccessful. <u>Action:</u> none pending outcome of application for village green status. | Contingency |
| Radley primary school expansion | No budget proposed at this stage. | RPC's expectation is that OCC as statutory providers will pay for the basic level expansion of Radley Primary School to full year entry. RPC would also welcome financial support from Radley College in their capacity as developers of the NW Radley site. RPC may consider contributing to costs if clear additional benefits can be shown. <u>Action:</u> approach OCC's infrastructure funding officer to clarify the current plans for school expansion, liaising with RPS management. | Contingency |

The budgets suggested for individual projects add up to £1.5m, made up of £245k on seven 'could start soon' projects, £1m on three large projects which are currently only a long-term prospect, and £257k allocated on a contingency basis for two projects where no contribution may in practice be needed.

The total of £1.5m compares to the £1.67k available to spend. It is, however, important to note that no budget has been included at this stage to cover a possible contribution to the extension of Radley Primary School. It is also important to emphasise that all the budgets are based on highly by-and-large figures at this stage, and that very different figures may emerge as time goes on.

The table also suggests what actions need to be taken as the next step in progressing each of the projects.

Conclusion

The Parish Council is invited to agree that:

- i. This paper is approved as the basis for further work on a CIL spending strategy; and
- ii. The actions identified in the table are pursued as and when manpower resources are available.

P. Dudding

Neighbourhood Planning Steering Group

19 January 2019

Radley Parish Council

Anticipated s 106 and CIL receipts: 2019/2020 to 2025/26

| | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | All years |
|---|--------------------------|---------------|---------------|---------------|--------------|--------------|-----------|----------------|
| | £ thousand, index linked | | | | | | | |
| North Abingdon site ¹ . Application number P17/V0050/O | 9.9 | 9.9 | | | | | 50 | 69.8 |
| Church Road development ² . P17/1863/FUL | 9.53 | 19.06 | 19.05 | | | | | 47.64 |
| South Kennington site ³ . Application no P17/2961/FUL | 149 | 299 | 299 | | | | | 747 |
| NW Radley site ⁴ . Application no. P17/1894/O Phase 1 | | 63.35 | 126.7 | 126.7 | | | | 316.75 |
| NW Radley site ⁴ . Application no. P17/1894/O Phase 2 | | | | 63.35 | 126.7 | 126.7 | | 316.75 |
| Other ⁵ . | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 35 |
| Total | 173.43 | 396.31 | 449.75 | 195.05 | 131.7 | 131.7 | 55 | 1532.94 |

Notes

1. North Abingdon site. The amounts and timing of payments are set out in the s. 106 agreement. That requires that £18k is paid prior to commencement and the remaining £50k prior to occupation of the 700th dwelling. These payments are only available for support to Radley Lakes facilities. A first half-payment of £9.9k was received by the Vale in January 2019 with the second half promised in June 2020. An assumption has been made that the 700th dwelling (Phase 3) will be reached and the second installment paid 6 years later in 2025/26.

2. Church Road development. A CIL liability notice issued together with planning consent set out the total amount and timing of payments due. 20% of the total is due within 60 days of the commencement of development, a further 40% within 1 year of that date, and the remaining 40% within 2 years of commencement. An assumption has been made that this development will commence in the second half of 2019/20.

3. South Kennington development. The officers report to the planning committee indicated that the total CIL payment due on this site would be in the order of £2,988,778, 25% of which will be payable to RPC. It has been assumed that the required payment profile will have the same pattern as required for the Church Road development and that the development will commence in the second half of 2019/20.

4. North West Radley site. The CIL total was estimated by reducing the South Kennington figure in proportion to the lesser numbers of dwellings. The assumption was made that the development will proceed in two phases, the first commencing in 2020/21 and the second in 2022/23. The timing of payments due for each phase was assumed to reflect the pattern required for the Church Road site.

5. Other. It is not known at present whether CIL will be payable on the proposed development of the Old Warden's house at Radley College, or whether there will be infill development over the period which is subject to CIL. A CIL income of £5k a year from other sources has been assumed as a marker.