



# Infrastructure Funding Statement

For the financial year 2022/2023

December 2023

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## 1) Introduction

The Infrastructure Funding Statement (IFS) is an annual report, which provides a summary of all financial and non-financial developer contributions relating to the Community Infrastructure Levy (CIL) and Section 106 Legal Agreements (S106) within the Borough of Epsom & Ewell for a given financial year. This report relates to the 2022/23 financial year.

Section 2 identifies the types of developer contributions covered by this statement, while sections 3 and 4 sets out the progress in the collection and spending of developer contributions over the last financial year (2022/23).

Section 5 contains the Infrastructure List. This is a statement of infrastructure projects or types of infrastructure that the Council intends will be, or may be, wholly or partly funded by CIL.

## 2) Developer Contributions

### ***Community Infrastructure Levy (CIL)***

Unlike S106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across the Borough in order to support new development. It is a mechanism to secure financial contributions from certain developments to help fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area.

CIL rates must be set out via a published charging schedule and the Council's charging schedule was adopted in April 2014. Further information can be found on the [Council's CIL webpage](#).

As per the CIL Regulations and Guidance, CIL is proportioned and allocated using the following approach:

- 80%, known as the Strategic Allocation, is retained by the Council to allocate to projects in accordance with the CIL Regulations and Infrastructure List (as set out in Section 6 of this document)
- 15%, known as the Neighbourhood Allocation, is retained by the Council to allocate to projects identified by local community groups or Councillors.
- 5% is retained by the Council to cover administrative costs.

### ***Section 106 Planning Obligations***

Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

Obligations can only be sought where they meet the following criteria:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site for example affordable units provided on an alternative site, or in the form of financial payments.

### 3) Community Infrastructure Levy (CIL)

The information provided below follows the structure as set out in the regulations (Regulation 121A, schedule 2, paragraph 1). All data, unless specified otherwise, relates to the 2022/23 financial year. Where relevant an explanation of the regulations is provided

(A) The total value of CIL set out in all demand notices issued: **£337,809.50**

See Appendix 1 for a detailed breakdown.

(B) The total amount of CIL receipts: **£230,596.45**. See Appendix 2 for a detailed breakdown.

(C) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated; **£7,996,829**.

(D) The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year; **£61,295**

(E) The total amount of CIL expenditure for the reported year;

<b>CIL Type</b>	<b>Funds spent (2022/23)</b>
80% strategic	£67,531
15% neighbourhood	£241,636
5% admin	£53,025
<b>Total</b>	<b>£362,192</b>

(F) The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;

<b>CIL Type</b>	<b>Funds allocated (2022/23) but not yet spent</b>
80% strategic	£0
15% neighbourhood	£61,295
5% admin	£0
<b>Total</b>	<b>£61,295</b>

The total of CIL receipts allocated in prior years, but not spent in the reported year:

<b>CIL Type</b>	<b>Funds allocated (prior to 2022/23) but not yet spent</b>
80% strategic	£1,231,073
15% neighbourhood	£65,000
5% admin	£0
<b>Total</b>	<b>£1,296,073</b>

(G) In relation to CIL expenditure for the reported year, summary details of:

(i) The items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;

<b>Infrastructure Scheme Delivered: 80% strategic portion (2022/23)</b>	<b>Amount spent (£)</b>
Improvements to Great Dam - EC LNR	54,121
New EEBC lamp columns	13,410
<b>Total</b>	<b>67,531</b>

<b>Infrastructure Scheme Delivered/Part Delivered: 15% neighbourhood portion (2022/23)</b>	<b>Amount spent (£)</b>
Bid 4 Nonsuch Park Path	35,000
Bid 8 Rosebery Park Playground replacement	47,409
Bid 9 Alex Recreation Playground	45,875.00
Bid 3 Shadbolt Park Swift Tower (21/22 allocation)	12,617.00
Bid 9 Auriol Park Playground (21/22 allocation)	1,105
Bid 11 West Park Farm road improvements (21/22 allocation)	47,966
Bid 15 Epsom RDA improvements (21/22 allocation)	8,000
Bid 16 Borough Covid Memorial (21/22 allocation)	19,700
Bid 11 Girl Guiding Epsom(trench) (20/21 allocation)	13,763
Bid 16 Defibrillators (19/20 allocation)	199
Borough Investment Fund	10,000
<b>Total</b>	<b>241,636</b>

(ii) The amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **None**

(iii) The amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;

<b>Total CIL collected (2022/23)</b>	<b>CIL 5% admin spent (2022/23)</b>	<b>Admin spent as % of total CIL collected (2022/23)</b>
<b>£230,596.45</b>	<b>£11,529</b>	<b>5%</b>

(H) In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;

<b>CIL Infrastructure Scheme (80%) with funds allocated in 2022/23 but not yet spent</b>	<b>Amount allocated (£)</b>
	<b>0</b>

<b>CIL Infrastructure Scheme (15%) with funds allocated in 2022/23 but not yet spent</b>	<b>Amount allocated (£)</b>
Bid 11 Horton Arts Centre grounds project	49,995
Bid 12 Stamford Green Pond	11,300
<b>Total</b>	<b>61,295</b>

(I) The amount of CIL passed to:

- (i) Any parish council under regulation 59A or 59B; **N/A (see note 1)**
- (ii) Any person under regulation 59(4); **N/A (see note 1)**

(J) Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:

*Regulation 59E relates to the recovery of CIL passed to parish councils so is not relevant to Epsom & Ewell Borough Council. Regulation 59F relates to the use of CIL in an area to which regulations 59A and 59B do not apply. Under this regulation, Epsom and Ewell Borough ring fence 15% of CIL receipts for the 'neighbourhood portion'.*

- (i) The total CIL receipts that regulations 59E and 59F applied to;

<b>Under Regulation 59F: Total CIL receipts collected for the 15% neighbourhood portion)</b>	<b>£0</b>
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(ii) The items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;.

<b>Infrastructure Scheme: 15% Neighbourhood Portion</b>	<b>Amount allocated (2022/23)</b>	<b>Amount spent (2022/23)</b>
Bid 4 Nonsuch Park Path	£35,000	£35,000
Bid 8 Rosebery Park Playground replacement	£54,799	£47,409
Bid 9 Alexandra Rec Playground replacement	£61,417	£45,875
Bid 11 Horton Arts Centre grounds project	£49,995	£0
Bid 12 Stamford Green Pond	£11,300	£0
<b>Total</b>	<b>£212,512</b>	<b>£128,285</b>

(K) Summary details of any notices served in accordance with regulation 59E, including:

- (i) The total value of CIL receipts requested from each parish council; **N/A (See Note 1)**
- (ii) Any funds not yet recovered from each parish council at the end of the reported year; **N/A (See Note 1)**

(L) The total amount of:

- (i) CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied; **£218,955**

*This relates to the CIL 80% strategic allocation and 5 % administration.*

- (ii) CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied; **£7,807,452**

*This relates to the CIL 80% strategic allocation and 5 % administration.*

- (iii) CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year; **£38,639**

*This relates to the CIL 15% neighbourhood allocation.*

- (iv) CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year; **£1,420,480**

*This relates to the CIL 15% neighbourhood allocation.*

### **Note 1 – Parish Councils**

As defined in Part 7 of the Regulations, 'Application of CIL' a local council means a parish council. As Epsom and Ewell does not have any parish councils, Local CIL is allocated in accordance with regulation 59F.



#### 4) Section 106 Planning Obligations

The information provided below follows the structure as set out in the regulations (Regulation 121A, schedule 2, paragraph 3). All data, unless specified otherwise, relates to the 2022/23 financial year.

(A) The total amount of money to be provided under any planning obligations which were entered into during the reported year; **£6,150**

Note: see Appendix 3 for a detailed breakdown

(B) The total amount of money under any planning obligations which was received during the reported year;

<b>Total amount of money received under any planning obligation for the year 2022/23</b>	<b>£82,939</b>
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(C) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;

<b>Total amount of money received prior to 2022/23 under any planning obligation, which has not yet been allocated</b>	<b>£1,211,821</b>
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(D) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:

(i) In relation to affordable housing, the total number of units which will be provided;

<b>Planning Reference No</b>	<b>Site Address</b>	<b>Number of Affordable Units to be provided</b>
20/00475/FUL	Langley Bottom Farm	8 affordable units comprising: <ul style="list-style-type: none"><li>• 6 affordable rent (1x3B and 5x2B)</li><li>• 2 shared ownership (1x3B and 1x2B)</li></ul>

(ii) In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

There were no section 106 agreements relating to educational facilities.

(iii) Details of other non-monetary contributions to be provided under planning obligations which were entered into during the reported year

<b>Planning Ref No</b>	<b>Date of Agreement</b>	<b>Address</b>	<b>Summary of obligations' description</b>
22/00728/FUL	12/1/2023	65 London Road	Provision of, prior to occupation, improved bus stop infrastructure, push button controlled pedestrian crossing facilities and a 3m wide footway. Details of which are to be agreed with Surrey County Council (in consultation with the Borough Council) prior to commencement.

(E) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;

<b>Total amount of money (received under any planning obligations) that was allocated in 2022/23 but not yet spent</b>	<b>£60,034</b>
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(F) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);

<b>Total amount of money (received under any planning obligations) that was spent in 2022/23</b>	<b>£182,265</b>
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(G) In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

<b>Infrastructure Scheme</b>	<b>Amount Allocated (£)</b>
Bourne Hall Playground	56,034
Ewell Grove Improvements	4,000
<b>Total</b>	<b>60,034</b>

(H) In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

<b>Infrastructure Scheme</b>	<b>Amount Spent (£)</b>
Visitor Trails in Epsom & Walton Downs	6,539
Horton Chapel	144,153
Football Pitch Improvements	15,545
Hammer Cage Improvements	16,028
<b>Total</b>	<b>182,265</b>

(ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); **N/A**

(iii) The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

<b>Total amount of money (received under any planning obligations) spent on monitoring in 2022/23</b>	<b>£0</b>
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(l) The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

<b>Total amount of money (received under any planning obligations) received during any year which has been retained</b>	<b>£0</b>
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<b>Total amount of money (received under any planning obligations) received during any year which has been retained and allocated for the purposes of longer term maintenance</b>	<b>£0</b>
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## 5) The Infrastructure List

The Council is working on the production of its new local plan. In parallel with this, an Infrastructure Delivery Plan (IDP) is being developed which will identify which infrastructure projects will take priority. The 'infrastructure list' will reflect priorities identified in the IDP.

The Council has recently adopted a CIL spending protocol, which provides a framework as to how the Council will make decisions on allocating and spending CIL monies. At this stage, while the IDP and infrastructure list is being produced, any infrastructure projects that are deemed essential to support development in the borough will be considered on a case-by-case basis.



Appendix 1: CIL Demand Notices

Planning Ref	Address	Ward	Decision Date	Date invoiced	Amount Invoiced	Payment Due
21/01291/FUL	54 Grosvenor Road Epsom	Woodcote & Langley Vale	9/3/2022	6/4/2022	£31,862.97	03/07/2022 01/10/2022
21/00459/FUL	221 Chessington Road	West Ewell	17/8/2022	6/4/2022	£41,311.51	21/04/2022 20/07/2022
20/01276/FUL	Grange Mansions, Kingston Road	Ewell Village	4/11/2020	21/4/2022	£188.33 (Late payment interest)	Immediately
21/01423/FUL	170 Ewell By Pass	Ewell Village	10/5/2022	14/12/2022	£326.76	Immediately
20/01868/REM	7 Chase End	Town	12/2/2021	24/1/2023	£2,643.28 (Late payment interest and surcharges)	Immediately
17/01274/FUL	Land To The Rear Of 346 Chessington Road	West Ewell	26/3/2020	20/2/2023	£15,050.21	03/01/2023 03/04/2023
19/01721/FUL	27 Alexandra Road Epsom	College	26/3/2020	13/3/2023	£44,719.67	23/04/2023 22/07/2023
21/00655/FUL	Land r/o 123 and 125 London Road Ewell	Stoneleigh	24/8/2021	29/11/2022	£28,071.62	23/02/2023 28/05/2023
19/00015/FUL	The Lodge West Street Ewell	Ewell Village	17/5/2019	12/4/2022	£56,445.82	17/07/2022 15/10/2022 13/01/2023
22/00757/REM	91 Chessington Road	West Ewell	4/8/2022	23/11/2022	£114,689.33	07/03/2023 05/06/2023 04/09/2023
20/00630/FUL	58 Salisbury Road Worcester Park	Cuddington	7/7/2020	13/4/2022	£2,500	13/04/2022

**Total Invoices raised for the financial year 2022/2023**

**£337,809.50**

Appendix 2: CIL Receipts

Planning Ref	Address	Ward	Decision Date	Date invoiced	Amount Invoiced	Amount Received during financial year 22/23
21/01423/FUL	Kestral Court 170 Ewell By Pass	Ewell Village	10/05/2022	14/12/2022	£326.76	£326.76 (Abatement received from planning ref 20/00151/FUL surcharges added)
17/01306/REM	Rear Of 72 Stoneleigh Broadway	Stoneleigh	15/08/2018	30/3/2022	£9,634.14	£9,634.14
21/01291/FUL	54 Grosvenor Road Epsom	Woodcote and Langley Vale	09/03/2022	6/4/2022	£31,862.97	£31,862.97
21/00459/FUL	221 Chessington Road West Ewell	West Ewell	17/08/2021	6/4/2022	£41,311.51	£41,311.51
21/00183/FUL	1A Denham Road Epsom	College	15/06/2021	17/11/2021	£13,236.40	£6,618.20
19/00015/FUL	The Lodge, West Street, Ewell	Ewell Village	17/05/2019	12/4/2022	£56,445.82	£18,815.28
20/01276/FUL	Grange Mansions, Kingston Road	Ewell Village	04/11/2020	24/5/2021	£42,591.16	£3,549.26 (payments made not adhering to instalment policy)
20/01276/FUL	Grange Mansions, Kingston Road	Ewell Village	04/11/2020	21/4/2022	£188.33 (Late payment interest)	£188.33
22/00757/REM	91 Chessington Road	West Ewell	08/04/2022	23/11/2022	£114,689.33	£38,237.43
21/00655/FUL	R/O 123 and 125 London Road	Stoneleigh	24/08/2021	25/11/2022	£28,071.62	£14,035.81
20/01868/REM	7 Chase End	Town	12/02/2021	22/4/2021	£30,602.72	£28,606.72 (payments made not adhering to instalment policy)
17/01274/FUL	R/O 346 Chessington Road	West Ewell	11/10/2019	23/2/2023	£15,050.21	£15,050.21
19/01721/FUL	27 Alexandra Road	College	26/03/2020	13/3/2023	£44,719.67	£22,359.83

**Total CIL receipts for the financial year 2022-2023**

**£230,596.45**

Appendix 3: S106 Agreements dated from 01/04/2022 to 31/03/2023 which included monetary planning obligations

<b>Date of Agreement</b>	<b>Address</b>	<b>Obligations' description</b>
3/11/2022	Epsom Hospital	£6,150 Travel Plan Audit contribution (Surrey County Council)