



Epsom and Ewell Borough Council Annual Infrastructure Funding Statement For Community Infrastructure Levy and Section 106

Reporting Period:
From 01 April 2023 to 31 March 2024

December 2024

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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 2023/24 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 (2023/24).

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 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 Community Infrastructure Levy Regulations 2010 (as amended), Regulation 121A, Schedule 2, Section 1. All data, unless specified otherwise, relates to the 2023/24 financial year. Where relevant an explanation of the regulations is provided

- a) The total value of demand notices issued in the reported period is **£495,039.47**.
This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is **£469,634.05**. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is **£21,832.69** and the total value of the late payment interest accrued is **£3,572.73**.

- b) The total amount of CIL collected within the reported period totals **£848,583.71**.
- c) The amount of CIL collected prior to the reported period totals **£13,958,103.85**. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Table 1. The amount of EEBC CIL collected prior to the reporting year (between 1 April 2023 to 31 March 2024)

Type	Received	Unallocated
Cash	£13,958,103.85	£8,418,000.00
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is **£1,177,00.00** and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.

e) The total CIL expenditure recorded for the reported period is as follows:

Table 2. The amount of EEBC CIL spent in the reported year (between 1 April 2023 to 31 March 2024)

Type	Expenditure
Admin CIL	£42,429
Neighbourhood CIL	£79,974
Strategic CIL	£127,149
CIL Land Payments	£0
Other CIL Cash	£0
Total Value	£249,552

f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Table 3. The amount of EEBC CIL allocated but not spent in the reported year (between 1 April 2023 to 31 March 2024) There were no annual funding rounds for CIL funds during the reported year.

Type	Allocated	Spent
Admin CIL	£0.00	£0.00
Neighbourhood CIL	£0.00	£0.00
CIL Land Payments	£0.00	£0.00
Other CIL Cash	£0.00	£0.00

g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Table 4. Summary details of Strategic (80%) CIL spent during the reported year (between 1 April 2023 to 31 March 2024)

Infrastructure	Date	Amount
Stoneleigh Station Step Free	02/11//2023	£100,000
EEBC Lamps Replacement	28/02/2024	£27,149

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of CIL collected towards administration expenses is **£42,429.19**. This was 5% of the total CIL receipts collected (**£848,583.71**) in the reported period.

Epsom and Ewell Borough Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Table 5. Summary details of the Strategic CIL allocated but not spent during the reported year (1 April 2023 to 31 March 2024) **There were no annual funding rounds for CIL funds during the reported year.**

Infrastructure	Amount Allocated
N/A	N/A

- i) i) The total amount of NCIL passed to a parish council under Regulation 59A or 59B is **£0**. There are no parishes in the Borough.
- ii) BCIL has not been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4).
- j) i) The total collected by Epsom and Ewell Borough Council for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was **£0.00** and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was **£0.00**

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'

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date
Horton Country Park Footpaths	£65,000	20/07/2025
Roseberry Park Playground	£7,786	25/05/2023
Stamford Green Pond	£7,188	21/03/2024

- k) i) and ii) The Council has not served any notices in accordance with regulation 59E as there are no parish councils in the Borough.
- l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year (1 April 2023 to 31 March 2024) and that had not been spent is **£681,981.39**.
- ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 29 April 2014 to the end of the reported year that had not been spent is **£7,205k**.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during the reported year (1 April 2023 to 31 March 2024) are as follows:

Type	Retained
Regulation 59E	N/A

Type	Retained
Regulation 59F	£127,257.56

iv) The amount of CIL collected from 29 April 2014 to the end of the reported year CIL collected from previous years (up until 31 March 2024) under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	N/A
Regulation 59F	£1,351,050

4) Section 106 Planning Obligations

The information provided below follows the structure as set out in the Community Infrastructure Levy Regulations 2010 (as amended), Regulation 121A, Schedule 2, Section 3. All data, unless specified otherwise, relates to the 2023/24 financial year. Where relevant an explanation of the regulations is provided.

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£8,181.00**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was **£19,885.00**
- c) The total amount of money received prior to the reported year that has not been allocated is **£1,086,881.38**
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
 - i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 0.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

- ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places
N/A	N/A

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year:

Education Type	Number of school places
N/A	N/A

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
Viability Review	29/02/2024	Sch 1, para 1-7	23/00110/FUL
Bus Stops - Provision	27/02/2024	Sch 3, para 1 and 1.1	23/00817/FUL
Pedestrian Crossing Facilitates/Highways (SCC)	27/02/2024	Sch 3 para 1 and 1.2	23/00817/FUL
Highways	27/02/2024	Sch 3, para 1.3	23/00817/FUL
Occupation / Use	27/02/2024	Sch 3, para 1.4	23/00817/FUL
Affordable Housing/Strategic Housing	11/12/2023	Sch 2, part 1 para 1-14.1	22/01294/FUL
Viability Review	11/12/2023	Sch 2, part 3, para 1-15	22/01294/FUL
Highways - Specification	11/12/2023	Sch 2, part 5, para 1-3.2	22/01294/FUL
Notices to the County Council	11/12/2023	Sch 3, part 1, para 1-2	22/01294/FUL
Car Club - Provision	11/12/2023	Sch 3, part 2, para 1-5	22/01294/FUL
Council Covenant(s)	11/12/2023	Sch 4, para 1-2.1	22/01294/FUL

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£206,000.00** Of this amount **£56,444.00** was not spent during the reported year.

f) The total amount of money from planning obligations spent during the reported year was **£408,378.24**. Of this amount £0.00 was spent by a third party on behalf of Epsom and Ewell Borough Council.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Refurbishment of Ewell Court House Flat for Temp Accom	£125,000	21/09/2023 (S&R Committee)	£56,443.83
Astro Pitch	£83,764.78		£0

h) In relation to money which was spent by Epsom and Ewell Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent
Tennis Court Scheme	£4,429.57
Horton Chapel Arts & Heritage Society	£42,557.95
Park Benches	£2,519.76
Astro Pitch	£83,764.78
Bourne Hall Playground	£56,550.00
Refurbishment of Ewell Court House Flat for Temp Accom	£68,556.17
Rough Sleeper Accommodation	£145,000.00

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was **£5,000.00**

i) The total amount of money retained at the end of the reported year is **£1,106,766.38**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

5) The Infrastructure List

The Council has published an [Infrastructure Delivery Plan](#) (November 2024) to support the submitted [Epsom and Ewell Local Plan](#) (2022-2040).

The IDP identifies the infrastructure necessary to support the delivery of the Local Plan.

It is intended that the IDP will be updated annually, to provide the latest information on infrastructure delivery and needs, and to help inform funding decisions made by the borough council and partners.

Appendix 1: CIL Demand Notices Issued for Reporting Year 2023/24

Planning Ref	Address	Ward	Decision Date	Liability Notice Value	Demand Notice Date	CIL Relief	Demand Notice Value
19/01303/FUL	100 East Street, Epsom KT17 1EB	Ewell Village	04/12/2020	£35,111.92	25/10/2023	£0	£43,686.81 (surcharges and LPI imposed)
20/00240/COU	Plot 1, R/O 2 Chase Road, Epsom KT18 8TL	Town	29/05/2020	£7,625.52	19/06/2020	£7,625.52	£1525.10 (surcharge imposed)
20/01623/FUL	42 The Avenue, KT4 7EY	Cuddington	29/10/2021	£64,788.70	26/01/2024	£24,905.26	£42,383.44(surcharge imposed)
21/00701/FUL	Friars Garth, The Parade, KT18 5DH	Town	14/02/2022	£89,077.41	30/05/2023	£0	£91,627.41(surcharge imposed)
22/00060/FUL	Land between 22and 23 The Headway, Ewell	Ewell Village	14/03/2023	£59,002.93	12/12/2023	£0	£59,002.93
22/01514/FUL	58 Woodlands Road, Epsom KT18 7LR	Stamford	07/11/2022	£18,232.22	19/06/2023	£0	£18,232.22
22/01540/FUL	2 Spa Drive, Epsom, KT18 7LR	Stamford	29/11/2022	£20,663.18	25/09/2023	£20,663.18	£0
22/01823/FUL	74 Reigate Road, Ewell,KT17 3DT	Nonsuch	04/08/2023	£69,718.88	07/09/2023	£69,718.88	£0
22/01966/FUL	Land At 336 To 368 , Kingston Road,KT19 0DT	Ewell Court	07/06/2023	£20,691.00	19/02/2024	£0	£20,691.00
19/00015/FUL	The Lodge, West Street, Ewell, KT17 1XU	Ewell Village	17/05/2019	£56,445.82	12/04/2023	£0	£56,445.82
22/01322/FUL	1 Oakhurst Road, West Ewell,KT19 9SF	West Ewell	10/11/2022	£13,023.01	22/08/2023	£0	£15,573.01 (surcharge imposed)
19/01273/FUL	32 High Street, Ewell, Surrey, KT17 1RW	Ewell Village			07/06/2023		
23/00257/FUL	15 Boleyn Avenue, Ewell, KT17 2QH	Nonsuch	11/05/2023	£21,537.66	19/07/2023	£0	£21,537.66
23/00656/REM	15 Boleyn Avenue, Ewell,KT17 2QH	Nonsuch	11/09/2023	£2,879.73	11/10/2023	£0	£2,879.73
23/01067/REM	New Development At Site Of , 91 Chessington Road ,KT19 9UU	West Ewell	19/10/2023	£2,691.42	29/11/2023	£0	£2,691.42
20/00962/FUL	Land At Garage Court, Harding Road, Epsom	Woodcote & Langley Vale	28/09/2020	£33,539.75	21/07/2023	£0	£36,354.3 (surcharges and LPI imposed)

Appendix 2: CIL Receipts Received for Financial Year 2023/24

Planning Ref	Address	Ward	Decision Date	Date DN	Date Received	Amount Received
23/00257/FUL 23/00656/REM	15 Boleyn Avenue, Ewell, Surrey, KT17 2QH	Nonsuch	11/05/2023 11/09/2023	19/07/2023 11/10/2023	05/10/2023 12/10/2023	£21,537.66 £2,879.73
19/01303/FUL	100 East Street, Epsom, Surrey, KT17 1EB	Ewell Village	04/12/2020	25/10/2023	02/11/2023	£43,686.81
20/00240/COU	Plot 1, Rear Of 2, Chase Road, Epsom, Surrey, KT18 8TL	Town	29/05/2020	19/06/2023	22/03/204	£1,525.10
21/00655/FUL	Land Rear Of 123 And 125, London Road, Ewell, Surrey, KT17 2BS	Stoneleigh	31/08/2021	29/11/2022	22/05/2023	£14,035.81
19/01721/FUL	27 Alexandra Road, Epsom, Surrey, KT17 4BS	College	26/03/2020	13/03/2023	15/05/2023	£22,359.84
22/00060/FUL	Land Between 22 And 23, The Headway, Ewell, Surrey	Ewell Village	14/03/2022	12/12/2023	25/01/2024	£59,002.93
21/00701/FUL	Friars Garth, The Parade, Epsom, Surrey, KT18 5DH	Town	14/02/2022	30/05/2023	13/06/2023	£91,627.41
20/01623/FUL	42 The Avenue, Worcester Park, Surrey, KT4 7EY	Cuddington	29/10/2021	26/01/2024	19/02/2024 16/02/2024 14/02/2024	£17,616.56 £4,766.88 £20,000.00
20/00962/FUL	Land At Garage Court, Harding Road, Epsom, Surrey	Woodcote & Langley Vale	28/09/2020	21/07/2023	21/07/2023	£36,354.39
21/01919/FUL	72 High Street, Epsom, Surrey, KT19 8BA	Town	16/06/2022	01/12/2023	07/12/2023	£1,666.95
23/01067/REM	New Development At Site Of , 91 Chessington Road ,KT19 9UU	West Ewell	19/10/2023	29/11/2023	04/12/2023	£2,691.42
20/01868/REM	7 Chase End, Epsom, Surrey, KT19 8TN	Town	12/02/2021	25/01/2023	12/04/2023	£2,639.28
20/01276/FUL	Grange Mansions, Kingston Road, Ewell, Surrey, KT17 2AD	Ewell Village	04/11/2020	21/04/2022	17/05/2023 05/05/2023	£343.45 (LPI) £7,098.54
19/01273/FUL	32 High Street, Ewell, Surrey, KT17 1RW	Ewell Village	07/05/2020	07/06/2023	05/10/2023 30/06/2023	£2,390.79 £11,703.97
22/01514/FUL	58 Woodlands Road, Epsom, Surrey, KT18 7HP	Stamford	07/11/2022	19/06/2023	26/07/2023	£18,232.22
19/00015/FUL	The Lodge, West Street, Ewell, Surrey, KT17 1XU	Ewell Village	17/05/2019	12/04/2023	14/09/2023	£37,630.54
22/01322/FUL	1 Oakhurst Road, West Ewell, Surrey, KT19 9SF	West Ewell	10/11/2022	22/08/2023	13/09/2023 03/08/2023	£2,550.00 (surcharge) £13,023.01
22/00757/REM	91 Chessington Road, West Ewell, Epsom, Surrey, KT19 9UU	West Ewell	04/08/2022	23/11/2022	01/09/2023 02/06/2023	£38,225.95 £38,225.95
18/00308/FUL	South Hatch StablesBurgh Heath Road, Epsom, Surrey, KT17 4LX	College	22/05/2020	18/06/2024	30/05/2023 04/10/2023	£147,726.29 £147,726.29
21/00754/RES	289-291 London Road, Ewell, Surrey, KT17 2BZ	Stoneleigh	31/10/2022	27/04/2023	05/05/2023	£41,315.94

Total CIL receipts for the financial year 2023-2024

£848,583.71