

HS2: Matter 2 – Appropriate, Available Evidence

Issue 1 – Infrastructure Planning Evidence

QUESTION 1

Has the Council prepared an infrastructure Funding Statement to support the proposed levy? If not, what are the reasons for this?

1. An Infrastructure Funding Statement was produced and published by the Council in April 2022 (SD3C) which reports information regarding section 106 contributions during the reporting period 2021/22. The April 2022 IFS (SD3C) did not refer to CIL because the draft CIL Charging Schedule was not sufficiently progressed at that time. Following the adoption of a CIL Charging Schedule for the area, the Council will include details on received / future estimated CIL receipts within the IFS.
2. The Council has an Infrastructure Delivery Plan (IDP) originally published in October 2019 (CSD7a, IDP Version 3, Chapters 1-14), updated in February 2020 (CSD7a, IDP Version 4, Chapter 15), and further updated in January 2021 (CSD7b, IDP Part B Schedule). The IDP includes detailed information on infrastructure needs in the Borough associated with growth proposed in the Brentwood Local Plan (SD1, BLP, adopted March 2022), the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used. The IDP provides sufficient information to support the production of a CIL Charging Schedule for the Borough. It is not necessary for this information to be replicated within the IFS at this time.

QUESTION 2

Has the Council adequately identified infrastructure needs, the total costs of the infrastructure, the anticipated funding from developer contributions and set out the choices about how these contributions will be used? Are the infrastructure needs sufficiently up to date?

3. To support the production of the BLP (SD1) the Council produced Versions 3 and 4 of the IDP (CSD7a) which set out the key infrastructure projects required in the Borough to support growth and identified how developer contributions and other funding sources could be used to support the delivery of new infrastructure projects. IDP Part B Schedule (CSD7b) presents the IDP Schedule, which is a list of all identified infrastructure projects required to support growth in the area. The Schedule is explained in detail in Chapter 15 of CSD7a. For all identified infrastructure projects, the Schedule lists:
 - How the Council intends to prioritise the delivery of infrastructure;
 - Costs associated with the project, and how the costs were derived;
 - The amount of funding secured (including from developer contributions), and how the funding has been secured;
 - The remaining funding gap associated with each project;
 - The proposed main source of funding to support the delivery of the project (including s106 developer contributions and CIL);
 - Delivery partners;
 - Proposed delivery timescales; and
 - Sites allocated in the BLP which are associated with the infrastructure project.
4. By presenting infrastructure costs and funding information where known, the IDP Schedule can be used to calculate the total costs of infrastructure required to support growth in the area, and the total anticipated funding from development contributions. The total indicative costs for infrastructure projects listed in the Schedule is £311,167,325. To deliver the infrastructure projects, the Schedule outlines that £14,253,117 of funding has already been secured, and £225,820,855 is expected to be received through S106 contributions from the BLP (SD1). The Schedule lists all projects expected to be funded through S106 developer contributions, CIL, and other alternative forms of funding.
5. The IDP Schedule presented in CSD7b was published in January 2021 to support the examination of the BLP, and forms part of the evidence base of a Local Plan adopted in March 2022. Given how recently the Local Plan was adopted, and the strategic and long-term nature of many of the infrastructure projects identified, the IDP Schedule is considered sufficiently up to date to support the production of a CIL Charging Schedule for the area.

QUESTION 3

What is the current funding gap, what is this based on and where is it set out?

6. The total funding gap identified within the IDP Schedule (CSD7b, page 12) is £71,093,353. This is based on the identified indicative costs of infrastructure projects required to support growth in the area, where there is no funding secured and no potential for obtaining S106 developer contributions.

QUESTION 4

When taking the above into account, has appropriate evidence been provided to demonstrate a need for the levy?

7. The Planning Practice Guidance¹ states that a Council intending to introduce a CIL *'should focus on providing evidence of an aggregate funding gap that demonstrates the need to put in place the levy. Any significant funding gap should be considered sufficient evidence of the desirability of CIL funding, where other funding sources are not confirmed'*.
8. The IDP Schedule (CSD7b) has identified a large number of infrastructure projects which support growth in the area, where the sources of funding to deliver the projects are not confirmed. These projects have therefore collectively established a substantial funding gap for infrastructure required to support growth in the area, which could in part be addressed by CIL.

QUESTION 5

Is it clear to developers, decision-makers and local communities what infrastructure will be funded by the draft charging schedule and what would be secured through planning obligations?

9. The IDP Schedule (CSD7b) includes a column called 'main funding source', which outlines the Council's expectations on how infrastructure projects are expected to be funded, including through CIL or planning obligations. CSD7b formed part of the recently examined Local Plan evidence base which was considered acceptable in supporting the Plan to be found sound by an independent examiner and subsequently adopted by the Council.

¹ PPG Paragraph: 017 Reference ID: 25-017-20190901