

# **EAST DEVON DISTRICT COUNCIL**

## **Minutes of the meeting of Community Infrastructure Levy Working Party held at Clyst Room, Blackdown House, Honiton on 1 August 2024**

### **Attendance list at end of document**

The meeting started at 2.00 pm and ended at 2.54 pm

### **1 Minutes of the previous meeting held on 14 March 2022**

The notes of the previous meeting held on 14 March 2022 were noted.

### **2 Declarations of Interest**

None.

### **3 CIL current position 2024**

The Planning Obligations Team leader set out the basis of the Working Party, with a background detailing:

- The criteria limiting how money levied from new development can be spent;
- History of collecting and distributing, including on habitats mitigation projects overseen by the South and East Devon Habitats Regulations Executive Committee, and town and parish projects;
- The terms of reference for the Working Party;
- The requirement to publish an Infrastructure Funding Statement which includes likely areas for future spend.

The report before the Working Party also set out the current financial position of CIL monies held.

The Working Party were asked to consider the mechanism for CIL spend going forward, making comparison between the original process established in 2017, and a subsequent informal approach in 2019 and 2021 with focus on projects already identified with the highest priority on the Infrastructure Delivery Plan (IDP) of either priority 1, or priority 2 if relating to major providers such as other authorities or NHS commissioners.

The IDP is also subject to review alongside the Local Plan.

The Working Party were also asked to consider the period of time needed to work with infrastructure providers; and if focus should be on areas with the larger scale of new development.

Debate included:

- Clarity was required on the current position for previously listed items of Dinan Way and Station Road. This would be checked and reported back to the Working Party;
- Clarity on how the funds were retained and if interest was earned. This would be checked and reported back to the Working Party;
- Open bid process to any applicant could raise expectation on what could be realistically obtained or achieved;
- The existing IDP must be considered for CIL spend as the money collected related to that;
- A middle ground between the first approach of open to all in 2017, and the informal approach of 2019/2020 needed to be found to ensure that the process was robust but

also targeted on need outside of the percentage of CIL funding already utilised for community projects through town and parish councils;

- Officers were already aware of projects through approach, including NHS Pinhoe/Topsham surgery demands, and primary school demands on west end growth area;
- Applicants needed to demonstrate clear timeframe for project delivery;
- Revised form from original approach could be utilised as shortlisting opportunity, with a degree of flexibility if required by the CIL Working Party for a presentation to explore the bid further.

## RESOLVED

1. Note the current position on CIL income and expenditure to date and the funds available at the date of the meeting at just over £11 million.
2. that delegated authority be given to the Assistant Director – Planning Strategy and Development Management, in consultation with the Portfolio Holder of Strategic Planning, to finalise the bidding mechanism for CIL monies, through:
  - a. review of the original bid form and the timeframe for the CIL spend process;
  - b. creation of, and prioritisation of, invitation group based on known approaches through existing IDP;
  - c. agreement on timeframe for submission of bid;
  - d. making approaches to the agreed list, with the Planning Obligation team offering support and advice on bid submission;
  - a. potential presentations to the CIL Working Group once initial shortlisting had been completed.

### Attendance List

#### Councillors present:

I Barlow  
M Howe  
M Hall  
D Ledger  
T Olive (Chair)

#### Officers in attendance:

Ed Freeman, Assistant Director Planning Strategy and Development Management  
Jonathan Smith, Planning Obligations Team Leader  
Debbie Meakin, Democratic Services Officer

#### Councillor apologies:

O Davey  
T McCollum

Chair .....

Date: .....