

## **Committee: Borough Plan Advisory Committee**

**Date: 09 September 2014**

Wards: all

**Subject: Public consultation Merton's draft project lists for CIL funding (Strategic and local funds) starting in September 2014**

Lead officer: Director for Environment and Regeneration, Chris Lee

Lead member: Cabinet Member for Environmental Sustainability and Regeneration, Councillor Andrew Judge

Contact officer: Future Merton strategic policy manager, Tara Butler

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**Recommendations:** That the Borough Plan Advisory Committee advises the Director for Environment and Regeneration in consultation with the Cabinet Member (under Cabinet's delegated authority) on the consultation material.

### **1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

1.1 In response to feedback from a report to the Borough Plan Advisory Committee on 25 June 2014, this report amends the approach to consulting on the CIL neighbourhood project lists.

### **2 DETAILS**

2.1 On 25 June 2014, the Borough Plan Advisory Committee considered a report "public consultation on Merton's draft project lists for CIL funding". Councillors considered the report and resolved to recommend that Cabinet (at their meeting on 30 June 2014):

- 6.A: approves six weeks of public consultation on Merton's Community Infrastructure Levy (CIL) strategic infrastructure project list (Reg 123 List) and neighbourhood project lists to start in September 2014.
- 6.B delegate approval of the consultation documents and other matters to the Director of Environment and Regeneration in consultation with the Cabinet member;
- 6.C (new recommendation added by BPAC) : that the consultation results and drafted project lists be presented to the Borough Plan Advisory Committee for their comment before being recommended to Cabinet for final approval.

2.2 This report advises BPAC of the proposed consultation on CIL project lists and seeks their views on the consultation documents prior to consultation starting in late September 2014.

2.3 The report to BPAC on 25 June 2014 sets out all the specific details of what CIL is, the strategic and neighbourhood project lists and the alternative options; this report is available online: [www.merton.gov.uk/planning/bpac](http://www.merton.gov.uk/planning/bpac) and is not repeated here.

2.4 Officers have taken best practice advice from other boroughs who have implemented CIL, particularly in regard to funding neighbourhood projects.. The main change from the 25 June 2014 report to councillors is that this report recommends that groups of wards (rather than each ward itself) is suggested as a proxy for “neighbourhoods”. This approach addresses councillors concerns that Merton’s town centres are mostly located at the junctions of several wards.

**2.5 Next steps - Strategic infrastructure projects list (Regulation 123)**

- Use the adopted initial strategic infrastructure project list to start consultation in September 2014 and encourage the submission of strategic infrastructure projects.
- After consultation, check all projects are allowed to receive CIL strategic infrastructure funding (i.e. in line with government regulations)
- Publish a final list of strategic infrastructure projects
- Resolve to adopt the list via Cabinet and Council

2.6 In summer 2014, in consultation with councillors, residents, businesses and others, the council will be preparing a draft **Neighbourhood Funding List** and a draft neighbourhood funding allocation process.

**Next steps – neighbourhood funding list**

- Gather local projects with local councillors and communities via consultation starting in September 2014
- After consultation, check all projects are allowed to receive CIL neighbourhood funding (i.e. in line with government regulations)
- Publish a list of projects per ward
- If there are lots of projects in any given ward, ask ward councillors in each ward to prioritise which project should receive funds first

**3 ALTERNATIVE OPTIONS**

3.1 The alternative option for the purposes of this report would be to consult on using each ward as a proxy for “neighbourhood” in the CIL neighbourhood lists. Most CIL-liable development in Merton will take place within or near town centres and other accessible areas and most of Merton’s town centres are at the junction of between 2 and five ward boundaries. Therefore the alternative approach is not recommended as it would make it potentially more difficult to co-ordinate CIL within town centres.

**4 CONSULTATION UNDERTAKEN OR PROPOSED**

4.1 Consultation is proposed to take place from September 2014 for six weeks.

4.2 For the strategic infrastructure (80% of CIL), the initial list adopted by council on 10 March 2014 will be the basis of the consultation, with people and organisations able to suggest new projects. Cabinet and council will determine the final list.

- 4.3 For the neighbourhood funding list (15% of CIL locally), the starting point will be projects that have already been suggested to the council and that comply with government guidance for that list. During the consultation, people can add projects to the lists for each area or ward. For wards, local councillors will be involved in
- 4.4 The consultation documents will make clear that Merton's CIL is likely to be £1million per year for the whole borough, that government only expects CIL funding to cover between 10% and 30% of any project, therefore funds will only cover a few projects on each list.
- 4.5 Ongoing engagement on the lists will be proportionate to the amount of funding received.

## **5 TIMETABLE**

- 5.1. September-November 2014 – six weeks public consultation on the strategic and local infrastructure project lists.
- 5.2. December-January 2015: consider consultation results and finalise lists with councillors.
- 5.3. February-March 2015: adopt new lists

## **6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS**

- 6.1. As set out in reports to the Borough Plan Advisory Committee (25 June 2014) Cabinet (04 July 2013; 30 June 2014) and council (10 July 2013; 10 March 2014), Merton's proposed CIL charge is forecast to generate approximately £1million per year to help support infrastructure necessary for development, against an infrastructure funding requirement of c£150million.
- 6.2. The average total S106 received by the council per year is £960,000 (averaging the 11 years 2000-2011). As s106 will largely be replaced by CIL, it is clear that Merton's CIL is unlikely to generate significantly more funding than the council has previously received for infrastructure.
- 6.3. The publication of a final strategic infrastructure list will not preclude spending CIL funding on measures that are not on the list.
- 6.4. As CIL is only paid to the council once a development has started to be built, there is a time delay of at least nine months between a CIL charge being applied to planning applications and the funds arriving at the council. Merton's CIL charge started in April 2014 and it is expected that only very small amounts of Merton's CIL will be received until after December 2014

**7 LEGAL AND STATUTORY IMPLICATIONS**

- 7.1. Contained within report to the Borough Plan Advisory Committee 25 June 2014

**8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS**

- 8.1. None for the purposes of this report.

**9 CRIME AND DISORDER IMPLICATIONS**

- 9.1. Planning obligations are used to fund infrastructure to reduce crime and disorder, including CCTV. As infrastructure providers, the Metropolitan Police may apply to local authorities for CIL funding.

**10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS**

- 10.1. As set out under Section 3 of this report “alternative options”

**11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

Consultation documents on Merton’s Strategic List and Merton’s Local Fund

London Borough of Merton's  
**Strategic Community Infrastructure List**  
*(Regulation 123)*  
September 2014

# Have your say

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## **Merton's Community Strategic Infrastructure List consultation:**

The council wants your views on how money raised from developments may be spent.

### **What is Merton's Community Strategic Infrastructure List?**

Since 01 April 2014, the council introduced Merton's Community Infrastructure Levy (CIL). This is a charge placed on new homes and large supermarkets/ retail warehouses to pay for the infrastructure needed to support new development such as education facilities, open space and publicly owned leisure services.

- Most of the money (80%) received through CIL, will be spent on projects that benefit the whole borough. These projects must be published on **Merton's Community Strategic Infrastructure List**
- 15% of the money received must be spent on projects in the local neighbourhood where the new development has been built.
- The remaining 5% will be used to administer CIL in Merton

Only 'infrastructure' projects can be put on Merton's Community Strategic Infrastructure List. The Planning Act 2008 defines 'infrastructure' as:

- Road and other transport facilities,
- Flood defences,
- Schools and other education facilities,
- Medical facilities,
- Sporting and Recreational Facilities,
- Open Spaces.

We published Merton's Initial Strategic Community Infrastructure List in April 2014 (see Section B).

We would now like to hear from you of projects or ideas that can be used to update this list.

## **How will Merton's Strategic Community Fund work?**

Projects on the Community Infrastructure List will be given the opportunity to bid for CIL funding.

## **How much funding will be available?**

Just because a project is on the list does not mean it will receive any funding. Government advises that CIL should be used to fund between 10% and 30% of infrastructure projects. The total amount of funding Merton needs for all infrastructure in the next 15 years is approximately £150million. It is difficult to predict how much money will be available as this depends on developers building out their planning permissions. However, it is expected that the borough could receive around £900,000 annually to help fund schools, parks, roads and pavements, healthcare and other infrastructure.

Once we receive your comments, we will ensure that any projects proposed meets government regulations and assess the costs and feasibility. Projects on the list:

- must contribute towards infrastructure necessary to deliver the Local Plan.
- must comply with government regulations on CIL
- must relate to the projects identified in Merton's 15-year development plan, the Core Planning Strategy (Table 27.2: Infrastructure projects)

The council will have the final say on which projects should be funded by Merton's Strategic Community Infrastructure Fund.

All monies received through Merton's Strategic Community Infrastructure Fund will be monitored and this will be published annually at the end of the financial year via:

## Merton's Initial Strategic Community Infrastructure List (Regulation 123)

This list was published in April 2014. We would now like to hear from you to update this list

### Merton's Initial Strategic Community Infrastructure List – April 2014

(projects in alphabetical order)

#### *Regulation 123 of the Community Infrastructure Regulations 2010 (as amended)*

Cemetery: Merton-Sutton	Provision of additional graveyard space to support both Merton and Sutton.
Education and school Provision	Primary and Secondary Schools: 2014 – 2026 to meet extensions to existing school buildings and maintenance of those new buildings, and to support the building of a new school, should it be required.
Emergency services	Refurbishment and maintenance of: a) New Malden Fire Station, 180 Burlington Road, KT3 4RW b) Wimbledon Fire Station, 87 Kingston Road, SW19 1JN.
Employment	a) Investment in business premises to support creative industries.
Green infrastructure and open spaces	a) Renewal of Wimbledon Watersports and Outdoor Adventure Centre. b) Upgrade pavilions and buildings sited in green space across the borough.
Health	Provision of Mitcham local care centre (replacing existing services currently served by Wilson Hospital)
Leisure Centres	a) Towards the provision and maintenance of leisure centres
Libraries	b) Towards the provision and maintenance of library facilities
Transport infrastructure, facilities and services	a) Station Improvements at Wimbledon and Raynes Park town centres. b) Tramlink Improvements and extensions to Mitcham and Morden.



# Have your say

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Please use this form to let us know of projects or ideas you think should be part-funded from new development.

In circumstances where there are individuals/ groups/ organisations who share a similar view, it would be helpful if individual/ groups/ organisations make a single submission.

It would also be useful if the group/ organisation state how many people the submission is representing and how the submission was authorised.

Please return the submission form by email or post by **DATE:**

- Email: [planning@merton.gov.uk](mailto:planning@merton.gov.uk)
- Post: Planning, Future Merton, 14<sup>th</sup> Floor Civic Centre, London Road, Morden, SM4 5DX.

## Find out more

For further information regarding Merton's Local Fund or to request additional forms, please visit Merton Council's website at: [www.merton.gov.uk/planning/cil](http://www.merton.gov.uk/planning/cil) , telephone 020 8545 3837.

## What happens next

Your comments (but not your contact details or other personal information) will be published on Merton's website and reported to councillors. Your feedback will be used to update the list

## Your Contact Details

Please fill in all the sections below. Information marketed with an asterix (\*) is essential.

<b>(a)</b> Your name*:			
<b>(b)</b> Company/ organisation (if relevant)*:			
<b>(c)</b> Address			
	County/City:		Postcode:
<b>(d)</b> Email*:			
<b>(e)</b> I am an/a ..... (please tick the relevant box)*:	Local resident:		
	Local student:		
	Local business:		
	Community/ residents group:		
	Merton Council Officer:		
	Planning Consultant:		
<b>(f)</b> If acting on behalf of a client, community group or organisation please insert their name, address and contact details:	Name:		
	Address:		
		Postcode:	
Email:			

## Here are the projects that we think should be on the new list.

Merton's Strategic Community Infrastructure Fund will help to fund:

### **Cemeteries:**

*The provision of additional graveyard space to support both Merton and Sutton.*

### **Education facilities:**

*Maintenance, upgrading and replacement of school buildings where this is not directly associated with providing additional capacity for school places.*

### **Emergency services:**

*The refurbishment and maintenance of New Malden Fire Station and Wimbledon Fire Station.*

### **Employment:**

*Investment in business premises to support creative industries.*

### **Green infrastructure and open spaces**

*The renewal of Wimbledon Watersports and Outdoor Adventure Centre and to replace pavilions and buildings sited in green spaces across the borough.*

### **Health:**

*The provision of Mitcham local care centre).*

### **Leisure Centres**

*The provision and maintenance of leisure centres.*

### **Libraries**

*The provision and maintenance of library facilities*

### **Transport infrastructure, facilities and services**

*Projects include station improvements at Wimbledon and Raynes Park town centres and Tramlink improvements and extensions to Mitcham and Morden.*

**Do you agree?**

**Have we missed anything?**

**Please let us know what you think:**

**b) Please indicate in the box below if you think that projects listed in B(ii) above should not be part-funded by CIL.**

Inset text here

### Next Steps

Do you wish to be notified of updates to Merton's Local Fund and other information relating to CIL?

Yes:

No:

If your response is yes, please indicate your preferred method of contact:

Email:

Post:

**Part D: Equalities Monitoring Form**

In order to improve our service and meet different customer needs we monitor all aspects of service delivery. Please help us to meet this aim by completing the monitoring section of this form. All information is given voluntarily, will be kept confidential and processed anonymously.

These questions do not relate directly to the subject matter we are contacting you about; however they help us ensure that we communicate appropriately with all our customers. Thank you, in advance for you time.

Are you: Male  Female

What is your age group?

15 or Under	<input type="checkbox"/>	25 – 29	<input type="checkbox"/>	40 – 44	<input type="checkbox"/>	55 - 59	<input type="checkbox"/>	70 – 74	<input type="checkbox"/>
16 – 19	<input type="checkbox"/>	30 - 34	<input type="checkbox"/>	45 – 49	<input type="checkbox"/>	60 – 64	<input type="checkbox"/>	75 or over	<input type="checkbox"/>
20 – 24	<input type="checkbox"/>	35 – 39	<input type="checkbox"/>	50 – 54	<input type="checkbox"/>	65 – 69	<input type="checkbox"/>		<input type="checkbox"/>

Do you consider that you have a disability? Yes  No

How would you describe yourself? (Tick one box only)

Asian or Asian British	Black or Black British	British Chinese, other ethnic group	Mixed Ethnicity	White
<input type="checkbox"/> British Asian	<input type="checkbox"/> Black British	<input type="checkbox"/> British Chinese	<input type="checkbox"/> White & Asian	<input type="checkbox"/> White British
<input type="checkbox"/> Bangladeshi	<input type="checkbox"/> African	<input type="checkbox"/> British Korean	<input type="checkbox"/> White & Black African	<input type="checkbox"/> Gypsy/Roma/ Traveller
<input type="checkbox"/> Indian	<input type="checkbox"/> Caribbean	<input type="checkbox"/> British Arab	<input type="checkbox"/> White & Black Caribbean	<input type="checkbox"/> White Irish
<input type="checkbox"/> Pakistani		<input type="checkbox"/> Arab		
		<input type="checkbox"/> Chinese		

**Any other background** (please specify in the box):

What is your faith / belief?

Buddhist
  Christian
  Hindu
  Jewish
  Muslim
  Sikh

**Any other faith / belief** (please specify in the box):



London Borough of Merton's

**Local Fund Consultation**

September 2014

# Have your say: Merton's Local Fund

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The council wants your views on how money raised from developments should be spent.

## What is Merton's Local Fund?

Since 01 April 2014, the council introduced Merton's Community Infrastructure Levy (CIL). This is a charge placed on the development of new homes and large supermarkets/ retail warehouses to pay for the infrastructure needed to support new development such as school places open space and publicly owned leisure services.

Most of the money received through CIL will be spent on strategic borough wide projects (Merton's Community Strategic Infrastructure List). However 15% of the money received must be spent on projects in the local neighbourhood where the new development has been built. This 15% will be known as Merton's Local Fund.

We would like to hear from you about projects in your neighbourhood.

## Where is my neighbourhood?

Please see the map to help find out where neighbourhoods are. The neighbourhood in which the new homes or superstore is built will receive its share of Merton's Local Fund from the development.

## How much funding will be available in Merton's Local Fund?

It is difficult to predict how much money will be available for these local neighbourhoods as this depends on landowners and developers building in the area

It is expected that the whole borough of Merton could receive around £150,000 annually from 2016, shared between the five neighbourhoods, which would average as £30,000 per neighbourhood. However the fund must be allocated to the neighbourhood in which the development is built. Therefore some neighbourhoods might see relatively small amounts of development so they will receive less from Merton's Local Fund than areas where a lot of homes or superstores are built.

## What sort of projects can Merton's Local Fund be spent on?

Government guidance says that local funds should be spent on projects that *"address the demands that development places on the area by improving local social, economic or environmental well-being"*. In practice this could range from improving the streets and pavements (as there are now more people living or shopping locally) to supporting a local community event (to help existing and new residents get to know each other).



There are some restrictions on how the fund could be spent:

- it must comply with government rules (council officers will help assess this)
- it can't be used for ongoing funding. For example, if the funds were allocated to a project for six months, it can't be assumed that the funding will continue to be available beyond this time.
- the fund can't be used to undermine council or other public service policies or service delivery.

The biggest restriction in Merton will be the limited amount of funding available. Funding will depend on new homes or superstores being built in your neighbourhood and under government rules, not all new homes will have to pay towards this fund.

### **What happens next?**

From this consultation, we hope to have a list of the top three priorities for each neighbourhood and to publish a 'live' list of projects that Merton's Local Fund can be considered for.

Councillors in these neighbourhoods will then have the final say on which projects of these priorities should be funded by Merton's Local Fund in the case of any disagreements.

All monies received through Merton's Local Fund and spent on projects in each neighbourhood, will be monitored and this monitoring information will be published annually at the end of the financial year.

# Merton's Local Fund – have your say

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In circumstances where there are individuals/ groups/ organisations who share a similar view, it would be helpful if individual/ groups/ organisations make a single submission. It would also be useful if the group/ organisation state how many people the submission is representing and how the submission was authorised.

Please let us know what you think by **DATE** using the contact details below

- Email: [ldf@merton.gov.uk](mailto:ldf@merton.gov.uk)
- Post: Future Merton, 12<sup>th</sup> Floor Civic Centre, London Road, Morden, SM4 5DX.

## Find out more

For further information regarding Merton's Local Fund or to request additional forms, please visit Merton Council's website at: [www.merton.gov.uk/planning/cil](http://www.merton.gov.uk/planning/cil) telephone 020 8545 3837.

## What happens next

Your comments (but not your contact details or other personal information) will be published on Merton's website and reported to councillors. Your feedback will be used to update the list

## Your Contact Details

Please fill in all the sections below. Information marketed with an asterix (\*) is essential. Your responses will be published online but your full name and any contact details will be kept confidential.

<b>(a) Your name*:</b>			
<b>(b) Company/organisation (if relevant)*:</b>			
<b>(c) Address</b>			
	County/City:		Postcode:
<b>(d) Email*:</b>			
<b>(e) I am an/a ..... (please tick the relevant box)*:</b>	Local resident:		
	Local student:		
	Local business:		
	Community/ residents group:		
	Merton Council Officer:		
	Planning Consultant:		
<b>(f) If acting on behalf of a client, community group or organisation please insert their name, address and contact details:</b>	Name:		
	Address:		
		Postcode:	
Email:			

# Priorities for your neighbourhood

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Please indicate below which are your **top three priorities** for the area in which you live. Please number your priorities in order of preference e.g. 1, 2, 3:

	<b>Rank 1, 2 or 3</b>
<b>a) Critical Infrastructure</b> <i>For example green roofs and walls, tree planting, projects to improve drainage</i>	<input type="text"/>
<b>b) Making communities safer:</b> <i>For example, fire safety measures, first aid training</i>	<input type="text"/>
<b>c) Employment and skills</b> <i>For example, IT training, job interview training</i>	<input type="text"/>
<b>d) Open space, sports and recreation</b> <i>For example, projects supporting allotments, community gardens, supporting sport training programmes,</i>	<input type="text"/>
<b>e) Improving streets and public spaces:</b> <i>For example hanging baskets, tree planting, signs, improving street markets, providing benches etc</i>	<input type="text"/>
<b>f) Community services</b> <i>For example, clubs or equipment for schoolchildren, older people, health assessments, community group equipment or training, one-off support for an event</i>	<input type="text"/>
<b>g) Travel and transport</b> <i>For example, road safety training for children, better facilities for pedestrians and cyclists</i>	<input type="text"/>

## Please indicate your preferred projects for your Local Neighbourhood

Please indicate in the box below, your top three projects for each of your top three priorities that you have chosen.

If you think it relevant please tell us where in your neighbourhood you would like the project to take place

Inset text here

**Part B(iii): Next Steps**

Do you wish to be notified of updates to Merton's Local Fund and other information relating to CIL?

Yes:

No:

If your response is yes, please indicate your preferred method of contact:

Email:

Post:

### Part C: Equalities Monitoring Form

In order to improve our service and meet different customer needs we monitor all aspects of service delivery. Please help us to meet this aim by completing the monitoring section of this form. All information is given voluntarily, will be kept confidential and processed anonymously.

These questions do not relate directly to the subject matter we are contacting you about; however they help us ensure that we communicate appropriately with all our customers. Thank you, in advance for you time.

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What is your age group?

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20 – 24	<input type="checkbox"/>	35 – 39	<input type="checkbox"/>	50 – 54	<input type="checkbox"/>	65 – 69	<input type="checkbox"/>		<input type="checkbox"/>

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British Asian	Black British	British Chinese	White & Asian	White British
Bangladeshi	African	British Korean	White & Black African	Gypsy/Roma/ Traveller
Indian	Caribbean	British Arab	White & Black Caribbean	White Irish
Pakistani		Arab		
		Chinese		

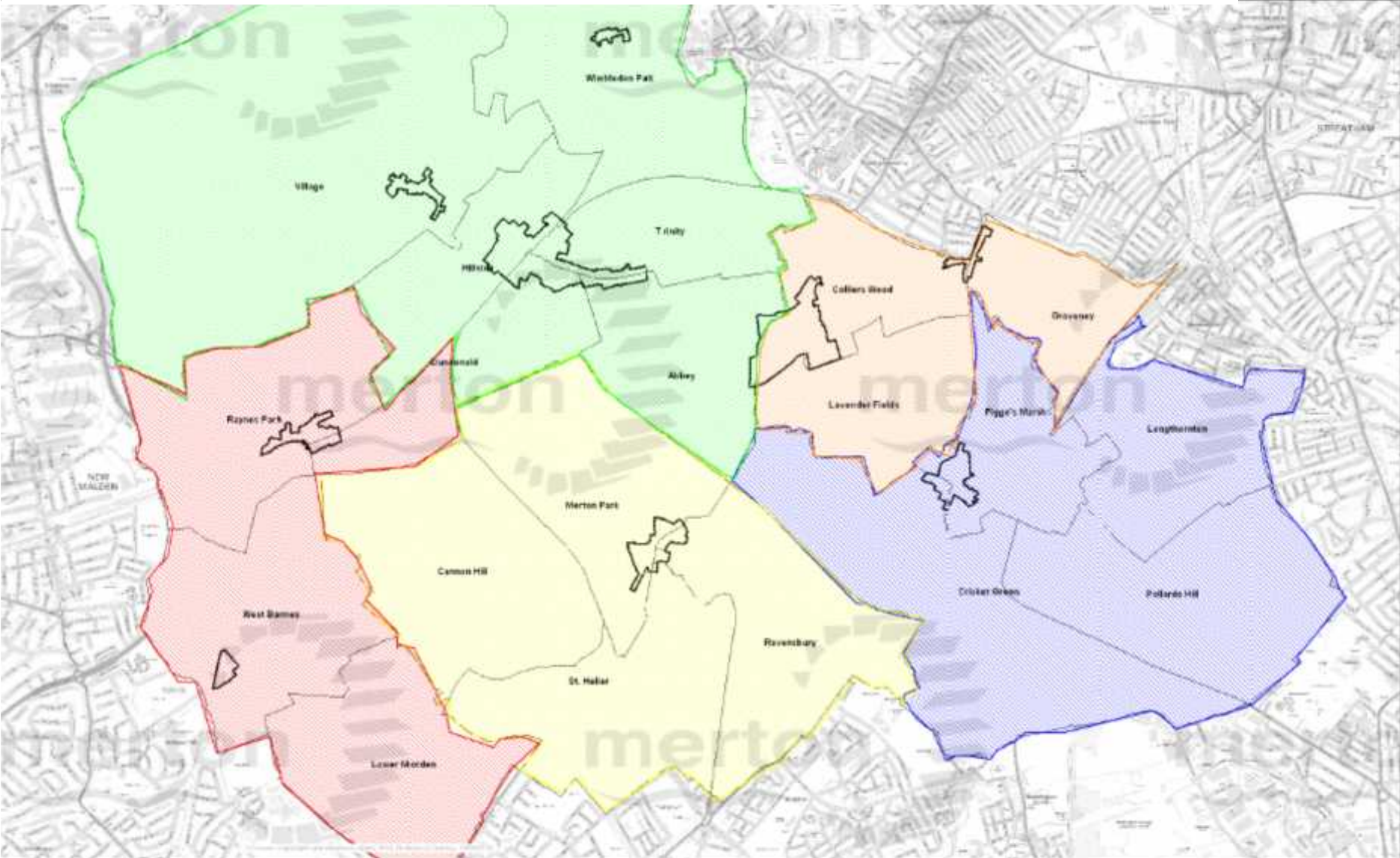
**Any other background** (please specify in the box):

What is your faith / belief?

Buddhist  Christian  Hindu  Jewish  Muslim  Sikh

**Any other faith / belief** (please specify in the box):

Map showing local neighbourhoods in Merton – for Merton’s Local Fund only



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of HMSO. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. London Borough of Merton 100019259, 2012.

Scale 1/24752

Date 22/8/2014

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