

**STRATEGIC COMMUNITY INFRASTRUCTURE LEVY ALLOCATIONS
PANEL**

11 December 2023

Minutes of the Strategic Community Infrastructure Levy Allocations Panel meeting held at the Amherst Road Building - Meeting Room 1 - Bexhill Town Hall on Monday 11 December 2023 at 2.00 pm.

Committee Members present: Councillors C.A. Bayliss, A.K. Jeeawon, P.N. Osborne and S.M. Prochak, MBE (Chair).

Other Members present: Councillors T. Killeen, MBE, and D. Oliver.

Advisory Officers in attendance: Jeff Pyrah – Planning Policy Manager, Aaron Sams – Principal Community Infrastructure Levy Officer and Ben Yates – Planning Assistant.

CILP34 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Vikki Cook and Ben Hook, Director of Place and Climate Change.

CILP35 DECLARATIONS OF INTEREST

Councillor Susan Prochak declared an interest on agenda item 4 as a resident of Robertsbridge.

Councillor Christine Baylis declared an interest on agenda item 4 as the District Councillor for Bexhill Central Ward.

Councillor Teresa Killeen declared an interest on agenda item 4 as a member of Ticehurst Parish Council.

CILP36 MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2023

The minutes of the previous meeting were agreed as a correct record.

CILP37 REVIEW OF EXPRESSIONS OF INTEREST

The Principal CIL Officer introduced the report and outlined the details of the Expression of Interest (EOI) which have been submitted since the previous meeting of the Panel.

The Panel agreed that projects which are not invited to apply, but which meet other funding requirements, will be kept on the priority list for possible future consideration and so that the Panel have a full picture of the infrastructure provision required in the district.

The Panel discussed and considered each EOI which has been submitted and made the resolutions as set out below:

Provision Details	Panel and Officer Discussion	Panel Resolution
<p>Project: Refurbishment of two football pavilions in Ticehurst.</p> <p>Submitted by: Ticehurst Parish Council.</p> <p>CIL requested: £50,000.00.</p> <p>Funding Pot: Rural Rother Matched Infrastructure Fund.</p>	<p>The Panel heard that this project is seeking funding for the refurbishment of two football pavilions in Ticehurst, that the Parish Council will contribute £57,696.98 of Local CIL towards the project, and that Ticehurst has had CIL generating development.</p> <p>The Principal CIL Officer informed the Panel that the applicant will need to demonstrate the strategic case for the provision.</p> <p>The Panel welcomed the EOI and felt that the provision would benefit the local area but would have to show that it also will have a wider impact and could be used by residents across rother.</p>	<p><i>The Panel RESOLVED to invite this project to submit a funding application</i></p>
<p>Project: Sidley Cricket Club – redevelopment of a new cricket facility at St Mary’s recreation ground, Bexhill.</p> <p>Submitted by: Sidley Cricket Club.</p> <p>CIL requested: £350,000.00.</p>	<p>The Panel heard that this project is seeking funding for Phase 2 of the development of a new cricket facility at St Mary’s recreation ground, Bexhill. The funding is required for a cricket/community hub including toilets,</p>	<p><i>The Panel RESOLVED not to invite this project to submit a funding application.</i></p>

<p>Funding Pot: Bexhill Rother Infrastructure Fund</p>	<p>changing facilities and storage space.</p> <p>The Principal CIL Officer informed the Panel that the EOI is seeking greater funding than is currently available within the funding pot.</p> <p>The Panel also heard and discussed whether an individual sports club could be considered an infrastructure provider, in comparison to, for example, a town council or infrastructure delivering organisation.</p> <p>The Panel expressed that the provision could be accessed by residents across the district and that sport provision should be considered a key aspect of supporting development.</p> <p>The Panel were supportive of the provision but understood that the funds are not currently available. They expressed their wish that their support is passed onto the applicant, and that relevant officers at Rother District Council continue to liaise with the Cricket Club to assist with delivering this provision.</p>	
<p>Project: Beeching Road Medical Centre</p> <p>Submitted by: NHS Sussex</p>	<p>The Panel heard that NHS Sussex are seeking £1.5M towards a new medical centre to be built in Beeching Road,</p>	<p><i>The Panel RESOLVED not to invite this project to submit a funding application.</i></p>

<p>CIL requested: £1.5M</p> <p>Funding Pot: Bexhill Rother Infrastructure Fund.</p>	<p>Bexhill. The medical centre will act as a hub for several surgeries in the area to move into.</p> <p>The Principal CIL Officer informed the Panel that the provision is seeking a significantly greater amount of CIL than is available within the fund.</p> <p>The Panel heard that the applicant has been informed of the difference between the required and available amount. The applicant however requested the Panel still consider the EOI to bring further attention to the need of the provision.</p> <p>The Panel expressed their support for the provision and felt that this is the type of infrastructure, required to support housing development, that strategic CIL should be allocated to.</p> <p>The Panel were supportive of the provision but understood that the funds are not currently available. They expressed their wish that their support is passed onto the applicant.</p>	
<p>Project: Robertsbridge Medical Centre.</p> <p>Submitted by: NHS Sussex</p>	<p>The Panel heard that NHS Sussex are seeking £1.1M towards a new medical centre in Robertsbridge. The provision is part of a, yet undetermined, planning</p>	<p><i>The Panel RESOLVED to invite the project to submit a funding application.</i></p>

<p>CIL requested: £1.1M</p> <p>Funding Pot: Rural Rother Infrastructure Fund</p>	<p>permission for the medical centre and 21 housing units.</p> <p>The Panel were informed that the proposal has been in place since 2018, however, there have been delays and since then costs have increased which has posed a risk to the viability of the scheme.</p> <p>The Panel were also informed that the provision is seeking a greater amount of funding than is currently available. However, given the CIL generating development which will be commencing in the rural areas over the coming years, the Rural Rother Infrastructure Fund is likely to increase significantly and be able to close the funding gap required for the provision.</p> <p>The Panel welcomed the EOI and felt that the proposed provision is a clear example of a strategic CIL project.</p> <p>The Principal CIL Officer commented that the invitation to apply for funding will need to inform the applicant that all funding, if approved, would be conditional upon other funding sources being secured and planning permission being granted.</p>	
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CILP38 **REVIEW OF THE STRATEGIC CIL ALLOCATIONS PANEL GOVERNANCE AND FUNDING ARRANGEMENTS**

The Principal CIL Officer introduced the report and outlined the details of the proposed governance review. This included the following points:

Original process: The Panel heard that the original funding process, approved by Council in January 2022 and based on the recommendations of the Community Infrastructure Levy Steering Group (CILSG), is to annually contact infrastructure providers and town and parish councils to identify infrastructure requirements across the district. The items generated from this contact would then be reviewed, by the Strategic CIL Allocations Panel (The Panel), along with items from RDC's Infrastructure Delivery Plan (IDP). The Panel would then consider which items to invite to apply and make funding determinations based on these applications and officer assessments.

Current process: The Panel heard that the original process was not yielding as many funding applications as anticipated so in November 2022 it was agreed that a year-round EOI process would be introduced to allow funding applications to come forward at any time. This process has allowed the Panel to invite more applications and as of December 2023 over £4m of strategic CIL has been allocated. However, the Panel were informed that the new process may mean that the more strategic, larger scale and long-term provision identified in the IDP may miss out on funding.

Emerging Rother Local Plan: The Panel heard that as part of the evidence base to support the new emerging Rother Local Plan, a new IDP is being prepared. Once the new IDP is developed, it will allow the Panel to have a better understanding of the infrastructure provision which is required across the district.

Funding Pots: The Panel heard that the Infrastructure Matched Fund (IMF), which is for bidding from by town and parish councils, may have some issues including the impact of non-CIL generating development, and the CIL Charging Schedule. The Panel were informed that this may be negatively impacting some town and parish councils.

The Principal CIL Officer presented to the Panel the proposal to undertake, given the development of a new IDP and the potential issues with the IMF, a review of the governance and funding arrangements. The Panel heard that it is hoped that by undertaking

this review they will be presented with options and considerations on how the funding process could more effectively prioritise and allocate funding, in particular to the larger infrastructure items which will be identified in the new IDP.

The Principal CIL Officer informed the Panel that the governance review would take approximately three months to complete, with the outcome reported back in the Spring. The review will include: seeking feedback on the process for successful and unsuccessful bidders, reviewing neighbouring authorities funding processes, and meeting with officers and members to seek and discuss ideas for how the process could better function.

The Panel discussed the review proposal and made the following comments:

Development Strategy Sub-areas: The Panel discussed the proposed draft Local Plan Development Strategy which divides Rother district into sub-areas. It was suggested that part of the review considers whether strategic CIL funding could be allocated in line with these sub-areas.

Roundtable discussion: The Panel proposed that a roundtable discussion or workshop is convened to discuss the CIL funding process. This meeting would include stakeholders such as town and parish council representatives, RDC officers and Panel members. It would be used a forum to discuss proposals and investigate potential improvements to the funding process.

The Panel welcomed the proposal to undertake a review and felt that all steps taken towards more effective strategic CIL allocation are beneficial.

The Panel RESOLVED to approve a review of the governance and funding arrangements for the allocation of strategic CIL is undertaken.

The meeting closed at 3.15 pm