



Special Cabinet

Date: 16 April 2018
Time: 4.30 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

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AGENDA

1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

2. MINUTES

To confirm the minutes of the meeting of the Cabinet held on 12 March 2018 (attached).

3. DECLARATIONS OF INTEREST

To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

Cabinet Minutes

Date: 12 March 2018

Time: 7.00 - 8.00 pm

PRESENT: Councillor D H G Barnes (in the Chair)

Councillor Mrs J A Adey	- Cabinet Member for Environment
Councillor S Broadbent	- Cabinet Member for Economic Development and Regeneration
Councillor D J Carroll	- Cabinet Member for Youth and External Partnerships
Councillor D A Johncock	- Cabinet Member for Planning
Councillor Mrs J D Langley	- Cabinet Member for Housing
Councillor G Peart	- Cabinet Member for Community
Councillor D M Watson	- Cabinet Member for Finance and Resources

By Invitation

Cllr Shade Adoh	- Deputy Cabinet Member for Housing
Cllr Zia Ahmed	- Deputy Cabinet Member for Strategy and Communications
Cllr Ron Gaffney	- Chairman of the Improvement & Review Commission
Cllr Gary Hall	- Deputy Cabinet Member for Environment
Cllr Mark Harris	- Deputy Cabinet Member for Economic Development and Regeneration
Cllr Matt Knight	- Leader of the East Wycombe Independent Party
Cllr Rafiq Raja	- Leader of the Labour Group
Cllr Sarfaraz Khan Raja	- Deputy Cabinet Member for Community
Cllr Saeed Saddique	- Deputy Cabinet Member for Finance and Resources
Cllr Alan Turner	- Deputy Cabinet Member for Planning

Also Present

Councillors M Clarke, M Davy, T Green, T Lee & P Turner

Apologies for absence were received from Councillors Ms K S Wood (Executive Leader of the Council) and L Wood (Cabinet Member for Digital Development & Customer Services)

71 CHAIRMAN'S ANNOUNCEMENT

The Chairman for the Meeting Councillor D Barnes (Deputy Leader of the Council and Cabinet Member for Engagement & Strategy) deputising for Councillor Ms Wood (Leader of the Council) referred to the joint statement of Wycombe, Aylesbury Vale, Chiltern and South Bucks District Councils which expressed their extreme disappointment in the Secretary of State's 'minded to' decision in respect of the formation of one unitary authority for Buckinghamshire.

The District Councils did not believe that this decision was in the best interests of local residents, businesses, community groups, parish councils and various other stakeholders across the county, based on engagement carried out, it was not believed that it had strong local support.

The Chairman indicated that given his declared interest in item 8 (minute 79) – Handy Cross Hub – Proposed Disposal of Site – he would re-order the agenda taking item 9 (minute 78) – DesBox & HQube Funding first to be followed by Handy Cross Hub for which he would leave the chamber.

72 MINUTES

RESOLVED: That the minutes of the meeting of the Cabinet held on 5 February 2018 be approved as a true record and signed by the Chairman.

73 DECLARATIONS OF INTEREST

Councillor D Barnes declared a non-pecuniary interest in item 8 (minute 79) Handy Cross Hub – Proposed Disposal of Hotel Site, and withdrew from the chair and chamber during the consideration of this item.

74 SLATE MEADOW DEVELOPMENT BRIEF

Councillor D Johncock (Cabinet Member for Planning) presented this report which represented the Development Brief for Slate Meadow, one of the five sites reserved in the Council's Core Strategy 2008 as a location for future development (Policy CS8).

The Development brief featured a considerable number of amendments effected as a result of comments received during the extensive public consultation and liaison group meetings. Where changes had not been made in response to public suggestions, explanations 'why not' were featured.

Members made a number of points and received clarification on a number of queries as follows:

- The Development Brief was being put in place now so that the Council had robust guidance in place before developer applications were received;
- In respect of the Transport Measures 4.7 featured in the Brief and specifically in regards to the Stratford Drive / Brookbank T junction this was currently in fact NOT working over capacity and could cover the traffic movements from up to 200 more housing units;
- The mention of 200 units in respect of this junction did not mean that figure would necessarily be delivered at the site, the Brief (as with all such briefs) did not indicate specific numbers;

- Members expressed concern regards the possible flooding of developed units despite the considerable Environment Agency input to the Brief's development; and
- The fact that precise infrastructure could not be outlined at this stage without the developer contributions being assessed, which would not occur until applications were received and processed.

The Cabinet Member for Planning asked that the amendments in respect of 4.7 be noted and that delegated authority be given to the Head of Planning to proof read the Development Brief before final publication in respect of minor editorial changes and corrections.

The Cabinet Member also placed on record his thanks for the work of officers and the Liaison Group members in delivering this important document.

The following decision was made as land at Slate Meadow was reserved for future development under the Council's Core Strategy. Cabinet has previously agreed that the reserve sites need to be released for development to meet the current development needs of the District, particularly for housing.

The development brief contained detailed planning guidance that would be a material consideration when planning decisions were made on planning applications in this area. The guidance was site specific and therefore more detailed than the current policy framework in the Development Plan. The brief would help co-ordinate future development and the provision of infrastructure. It was therefore important to the quality of the final development to have an up-to-date development brief.

RESOLVED That (i) the Slate Meadow Development Brief be adopted as planning guidance for the area, with

(a) The first sentence of Paragraph 4.7 of the Site Development Brief be amended to read:

"The Stratford Drive/Brookbank T-junction currently operates within capacity." and the words "and is likely to require junction improvements" be deleted.

And (b) The second sentence of Paragraph 4.7 of the Site Development Brief be modified to read:

"an assessment in relation to the site access into the site from Stratford Drive was carried out by WYG Transport in 2015 and confirms that the T-junction is suitable to serve 150 units." and

(ii) delegated authority be given to the Head of Planning to tidy the Development Brief before final publication in respect of minor editorial changes and corrections.

It was requested by the Members concerned, that two of the Cabinet Members were to be noted as abstaining from voting in respect of this resolution.

75 TERRIERS FARM DEVELOPMENT BRIEF

The report before Cabinet set out the consultation that has taken place in relation to the Terriers Farm Development Brief and provided an assessment of the consultation responses received during the most recent consultation period.

The development brief has been drawn up following extensive work analysing the planning issues and opportunities for future development in this area which was conditionally released as a housing site under policy H2 of the Wycombe District Local Plan to 2011 and was reserved for development within the Council's Core Strategy.

The Cabinet Member for Planning wished to place on record the skilled chairing of the Liaison Group meetings by Councillor Matt Knight, whilst the options considered and chosen in respect of the two entrances / exits to the site onto the A404 were outlined.

Again Members received clarification on a number of issues:

- Amendments were to be made to the final brief in respect of the landscaping at the boundary of the Ladies Mile and the North / South corridor, establishing this layout of this important green infrastructure ahead of development;
- Strict implementation of the Council's policy in respect of affordable housing within the development would be carried out;
- The history of ownership of the cricket pitch / green space areas and the plans within the brief for these were outlined; and
- Acknowledgement that the Brief represented a balance between the development of much needed housing alongside equal emphasis on the protection of the green infrastructure so loved by residents.

The Cabinet Member for Planning asked that delegated authority again be given to the Head of Planning to proof read the Development Brief before final publication in respect of minor editorial changes and corrections.

Again the Cabinet Member placed on record his thanks for the work of officers and the Liaison Group members in delivering this important document.

The following decision was made as this land at Terriers Farm was reserved for future development under the Council's Core Strategy. Cabinet had previously

agreed that the reserve sites needed to be released for development to meet the current development needs of the District, particularly for housing. In this case the Brief not only covered the released reserved site but also additional land considered necessary and appropriate to be included within the brief to secure an appropriate form of development.

The development brief contained detailed planning guidance that would be a material consideration when planning decisions were made on planning applications in this area. The guidance was site specific and therefore more detailed than the current policy framework in the Development Plan. The brief would help co-ordinate future development and the provision of infrastructure. It would therefore be important to the quality of the final development to have in place this up-to-date development brief.

RESOLVED That (i) the Terriers Farm Development Brief be adopted as planning guidance for the area with the 2 changes to the paragraphs on Green Infrastructure as presented by the Cabinet Member the precise wording to be delegated to the Head of Planning and Sustainability; and

(ii) delegated authority also be given to the Head of Planning to proof read and amend the Development Brief before final publication in respect of minor editorial changes and corrections.

76 PRIVATE SECTOR HOUSING RENEWAL POLICY

The Private Sector Housing Renewal Policy had previously been developed and adopted by the Council, the policy statement in the Report aimed to update the policy and provide options available to assist residents in accordance with local health priorities.

The policy applied to all forms of mandatory and discretionary financial assistance provided by the Council for the purposes of private sector housing renewal. It had regard to the powers and duties set out in the Housing Act 2004, the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, the Housing Grants Construction and Regeneration Act 1996 and Government guidance issued under this legislation.

The four district Councils in Buckinghamshire had consulted to broadly align discretionary assistance available across the county to reduce variations across Buckinghamshire, whilst maintaining the ability to adapt to local variations and individual cases where necessary.

The Cabinet Member for Housing presenting the Report also mentioned that Wycombe District Council was one of a small handful of councils nationwide flagged up recently by the NHS's Professor Keith Willett, one of England's top urgent care doctors, for introducing successful local initiatives.

Professor Willett used Wycombe District Council's Healthy Homes on Prescription initiative as a good example of a local authority helping frail residents and simultaneously reducing costs to the public purse.

Members were reassured that the scheme was well publicised and directed to would be patients / residents as a matter of course.

The following recommendation was made as Local Authorities had statutory duties to develop appropriate policies to deal with deficiencies in the condition of housing stock in the area. This policy sets out formally, in one policy document, how the Council would use the powers available to it in order to meet these duties.

The Private Sector Housing Renewal Policy had been refreshed following a collaborative project involving the four district Councils with the intention of aligning discretionary financial assistance available across Buckinghamshire

Recommendation to Council

That (i) the Private Sector Housing Renewal policy covering all forms of mandatory and discretionary financial assistance, be adopted by the Council; and

(ii) delegated authority be given to the Head of Environment in consultation with the Cabinet Member for Housing to make minor amendments to the policy.

77 2017/18 SERVICE PERFORMANCE: Q3 (OCTOBER – DECEMBER)

Cabinet received a summary of performance out-turns for the 3rd quarter, noting amongst the statistics included the reduction in the number of measurements more than 5% away from target from 19% last year at this point to only 7% this year.

The proposed provision of additional resources by Northgate under their contract to resolve the key exceptions in respect of Housing Benefit / Council Tax Benefit claims and processing changes of circumstances during the next quarter, was noted.

The following decision was made in order to review performance as at 31 December 2017 to ensure that the Council is performing at the appropriate level.

RESOLVED that the summary of the year to date service performance out-turns (October – December 2017) be noted.

78 DESBOX & HQUBE FUNDING

Members noted that DesBox was a proposed small studio workspace development, forming part of the Council's Baker Street area renewal initiative. DesBox was approved by Cabinet in July 2017, based on an initial estimate of its cost.

HQube was a proposed small workshop development, forming part of the Council's Hughenden Quarter regeneration scheme. HQube was approved by Cabinet in June 2017, based on a preliminary design and cost.

Detailed project work-up on both designs and their competitive tendering for contractors' prices had resulted in changes to the original appraisals, requiring fresh Cabinet decisions.

The aim was to minimise groundworks. However, building regulations had now caught up with this construction trend which were no longer recognised as 'temporary structures'. This meant that requirements for proper foundations, more insulation and the full impact of fire regulations have increased construction costs. It was also clear that both the DesBox and HQube schemes could not be split into two phases – all the groundworks would have to be constructed in one go (and subsequent stacking of containers onto a partially occupied site was not practical). The financial implications of this were set out in the Confidential Appendix.

The following decisions were made as the earlier assumption that DesBox could be phased had proved to be untenable, whilst the Upper Site residential disposal would be completed after HQube needed to start on site. The decisions maintained the development programme.

RESOLVED That (i) the release of the approved capital budget for Phase 1 DesBox and the supplementary estimate and virements as set out in para 3 in the Financial Implications section in the Confidential Appendix subject to the deliverability and confirmation that the value engineering proposed will be acceptable;

(ii) the use of monies already in the Capital Programme to provide interim development finance for HQube, pending cross-financing from the sale of the Upper Site, Bellfield Road for residential development, as set out in para [4] in the Financial implications section in the in the Confidential Appendix; and

(iii) delegation be given to the Corporate Director, Head of Finance & Commercial Services and Major Projects Executive and the Cabinet Members for Finance and Economic Development & Regeneration, the authority to enter into construction contracts for DesBox and HQube, as set out in paras [1 & 3] Confidential Appendix.

Councillor S Broadbent took the chair for this item

79 HANDY CROSS HUB - PROPOSED DISPOSAL OF HOTEL SITE

Members noted that the consented masterplan for Handy X Hub included a 150 bed hotel on the motorway frontage (part of 'Phase 3'). There was currently strong investor/operator interest in the site. The recommendation in the report was in order

to capitalise upon this, whilst the economy remained reasonably buoyant, by proceeding with a simple freehold sale.

The following decision was made as there was a need to break up the site ownership whilst the Scheme of Delegation limit was below the indicative level of capital receipt referred to in Para [2] in the Confidential Appendix to the report.

RESOLVED; That (i) the freehold interest in the hotel site at Handy X Hub be disposed; and

(ii) delegate authority be given to the Major Projects & Estates Executive, in consultation with the Head of Finance & Commercial Services and their respective Cabinet Members, to agree terms for the disposal and to complete the transaction.

**80 Councillor D Barnes returned to the chair for this item
FILE ON ACTION TAKEN UNDER DELEGATED AUTHORITY**

Cabinet received the following files on actions taken under delegated powers:

Community	C/07/18 – C/09/18
Economic Development & Regeneration	EDR/01/18
Planning & Sustainability	PS/03/18

81 FILE ON ACTION TAKEN UNDER EXEMPT DELEGATED POWERS

Cabinet received the following files on exempt actions taken under delegated powers:

Economic Development & Regeneration Sheet Nos: EDR/10/18 - EDR/14/18

Chairman

The following officers were in attendance at the meeting:

Susan Bolter	- Corporate Director (Growth & Regeneration)
Karen Satterford	- Chief Executive
Ian Hunt	- Democratic Services Manager
Peter Druce	- Democratic Services
Penelope Tollitt	- Head of Planning & Sustainability

Agenda Item 4.

MODERNISING LOCAL GOVERNMENT

Cabinet Member: Councillor Ms Katrina Wood

Wards Affected: All

Officer contact: Catherine Whitehead Ext. 3980
Email: catherine.whitehead@wycombe.gov.uk

PROPOSED DECISION

That:

- (i) the wording of the representations to be made to the Minister for Housing, Communities and Local Government in relation to his 'minded to' decision on single tier arrangements for Buckinghamshire be delegated to the Chief Executive in consultation with the Leader;
- (ii) an allocation from the corporate contingency as reasonably necessary be made to contribute towards the four District Councils duty to raise awareness amongst residents and organisations in the District about the opportunity to make representations; and
- (iii) a Member group on Modernising Local Government be re-established to act as a consultative body on the wording of representations and awareness raising activity.

Reason for Decision

To respond to the announcement of the Minister and to seek to secure the best arrangements for the delivery of services to the residents of the Wycombe District.

To ensure that suitable resources are available to ensure that residents and others are aware of the opportunity to make representations and to ensure that the representations are informed.

Corporate Implications

1. This report has some financial implications which will be determined individually as work progresses.
2. The resource allocation is also being used to ensure that appropriate legal advice is available to the four Districts on the proposed decision.

Executive Summary

3. This report seeks members approval for the method by which the wording of the representations to be made to the Minister for Housing, Communities and Local Government. It also seeks to ensure that sufficient resources are available to enable those representations to be properly informed and to ensure that residents and others are aware of the opportunity to make representations.

Background and Issues

4. Members will recall that on 17th January 2017, the Council of Wycombe agreed to submit a proposal to the then Minister for Communities and Local Government for a single tier arrangement for the existing two tier part of the County of Buckinghamshire to comprise of two new Councils one in the North covering the current area served by Aylesbury Vale District Council and one in the South covering the areas served by Wycombe, Chiltern and South Bucks District Councils.
5. Members will also recall that in September 2016 the County Council for the current two tier area submitted a proposal for a single tier arrangement which comprised of a single council covering the area currently administered by Buckinghamshire County Council.
6. The Minister delayed consideration of both proposals until after the general election which took place in June 2017 and further until 12th March 2018 when he announced his intention to support a single tier council but to have only one council covering the whole of the current administrative area of the County Council. The statement of the Minister is attached at Appendix A.
7. The statement sets out that the Minister will not make a decision until after a period of representations has concluded which will continue at least until 25th May 2018. The Minister further announced that this would be a new Council.
8. There is no decision on the future of Local Government in Buckinghamshire and it is not anticipated that any decision will be made until there is further detail agreed about any single tier arrangements. Nevertheless the Council has been given the opportunity to make representations and in order to do so arrangements need to be put in place to enable the wording of those representations to be agreed.
9. Throughout the period in which the submission was prepared a working group of Members received information and presentations about the progress of the work being carried out across the four Districts to prepare the Strategic Options Case, the stakeholder engagement and the submission. It is suggested that this working group should be reinstated to consider proposed representations.
10. In order that final adjustments to any wording can be made quickly and in order to comply with the timetable set out by the Minister it is proposed that the Chief Executive have the ability to finalise the wording in consultation with the Leader.
11. Throughout the earlier work leading up to the preparation of the submission and beyond Wycombe District Council has continued to work closely with the Leaders of the four Districts of Buckinghamshire and there has been a clear consensus that the interests of the residents of Buckinghamshire would be better served by the proposal for single tier arrangements set out by the District Councils. It is proposed that we continue to work with the other District Councils and to develop our responses together. It is therefore necessary that there is an

ability to have some flexibility to amend the wording up to the last minute if necessary.

12. The four District Councils have agreed to jointly procure some legal advice about the proposed decision of the Minister. The legal advice has made it clear that Wycombe District Council along with the other District Councils has a responsibility to ensure that residents and others are aware of the opportunity to make representations. Some resource is therefore being allocated from contingency to ensure that awareness raising can be carried out.

Consultation

13. The proposal for two unitaries was the subject of stakeholder consultation and engagement.

Conclusions

14. The Chief Executive will ensure that Wycombe District Council is able to make appropriate representations and will consult with the Modernising Local Government Members Working Group and the Leaders of the four District Councils for Buckinghamshire as appropriate.

Next Steps

15. The proposed approach and wording of the representations to be made to the Minister for Housing, Communities and Local Government will be presented to the Member Working Group on Modernising Local Government and also to the four Leaders of the District Councils for consideration and agreement.

Background Papers

Council Report 17th January 2017

Submission of the District Councils to the Minister

LOCAL GOVERNMENT POLICY

I am today announcing how I am minded to proceed in response to the locally-led proposals that I have received for improving local government in Buckinghamshire. Currently in the administrative county of Buckinghamshire, there is a two-tier structure of Buckinghamshire County Council and the district councils of Aylesbury Vale, Chiltern, High Wycombe, and South Bucks.

There is broad local consent for change in Buckinghamshire, though there have been two alternative approaches for how precisely it should be configured. In September 2016 and January 2017, I received locally-led proposals for replacing the current structure, in one case with a single new unitary council and in the other case with two new unitary councils – one for the area of Aylesbury Vale and the other for the remainder of the current county area.

Having carefully considered all the material and representations I have received, I am minded to implement, subject to Parliamentary approval and further discussions, the locally-led proposal to replace the existing five councils across Buckinghamshire with a single council for the area.

I am satisfied that this new single council, if established, is likely to improve local government and service delivery in the county, generating savings, increasing financial resilience, facilitating a more strategic and holistic approach to planning and housing challenges, and sustaining good local services. I am also satisfied that across Buckinghamshire as a whole there is a good deal of local support for this new council, and that the area of the council represents a credible geography.

Whereas, I am equally satisfied that establishing two councils for the current county area is unlikely to improve local government in the area, generate significant savings, or provide the capacity to sustain major services or to address planning and housing challenges. I believe the areas of the two councils would not represent a credible geography or clear local identity, and that there is significantly less local support for two councils than for a single council. Accordingly, I am not minded to proceed with the proposal for establishing two councils.

Notwithstanding, I am clear that in relation to establishing a single council further steps are needed to secure local consent amongst the local partners, and I hope this ‘minded to’ announcement will facilitate the necessary discussions to deliver this local agreement.

Before I take my final decision, there is now a period until 25 May 2018 during which those interested may make further representations to me, including that if a proposal is implemented it is with suggested modifications. The final decision would also be subject to Parliamentary approval.

Agenda Item 5.

COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 FUNDING ALLOCATIONS

Cabinet Member: Councillor David Johncock

Wards Affected: All

Officer contact: Gerard Coll

Ext:3142

Email: gerard.coll@wycombe.gov.uk

PROPOSED DECISION

That:

- (i) Cabinet confirms the current list of projects that have been allocated CIL and S106 funding as outlined in Appendix A. These projects have been approved by February 2018 Cabinet and Council as part of the total capital programme;
- (ii) delegated authority be granted to the relevant Head of Service in consultation with the Head of Finance and Commercial and relevant Cabinet Member to release, in part or whole, funds to the outside bodies identified for the implementation of the identified projects in Part 1 of Appendix A, subject to satisfactory project plans;
- (iii) the release of funds for projects identified in Part 2 of Appendix A is subject to the Financial Regulations Standing Orders as per Appendix 3 of Part 3G of the Constitution; and
- (iv) S106 Open Space funding be allocated to the projects identified in Appendix B with the release of funding subject to the Financial Regulations Standing Orders as per Appendix 3 of Part 3G of the Constitution.

Reason for Decision

To ensure public transparency regarding the CIL and S106 funding programmes which are to be implemented in order to address the impacts of developments that have taken place and to improve the infrastructure of the District.

Corporate Implications

1. Section 274 of the Highways Act 1980 allows District Councils to contribute to the expenses of the Highway Authority when it is satisfied that it is to the benefit of the District.
2. Section 106 of the Town and County Planning Act 1990 (as amended) governs the entering into of planning agreements between the local planning authority and persons interested in the land relating to the development or use of the land, operations or activities carried out and requiring contributions to be paid to the authority or other parties. Section 106 monies can only be expended in the period and for the purposes prescribed in each individual s106 agreement.
3. The introduction of the Community Infrastructure Levy ("CIL") is provided for by Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended ("CIL Regulations").
4. The District Council is the charging and collecting authority for CIL. The powers

to collect CIL largely supersede funding of off-site infrastructure through pooled developer contributions secured via planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended), and therefore CIL is vital to the future development and infrastructure provision in relation to the Council's area.

5. The Council's CIL Charging Schedule was introduced on 1 November 2012 alongside a CIL Instalments Policy and a CIL Infrastructure (R123) List. The CIL Infrastructure (R123) list indicates which schemes are likely to be funded by CIL.
6. Fifteen per cent of CIL raised is passed to relevant town and parish councils. This rises to twenty five per cent in areas with adopted Neighbourhood Development Plans. Cabinet has previously resolved that the High Wycombe Town Committee will make a recommendation to Cabinet annually on the use of the local allocation in the unparished wards.

Executive Summary

7. Cabinet is being asked to confirm the range of projects being funded by S106 and CIL allocations which were included in the 2018/19 Capital Programme approved at 5 February 2018 Cabinet and 22 February 2018 Council; and in previous years (see Appendix A). Delegated authority is being sought to the relevant Heads of Service in consultation with the relevant Cabinet Members to release the funding when project plans (including implementation timetables) are in place for projects in Part 1 of Appendix A. Projects in Part 2 will need a further Cabinet decision for the release of funds.

Sustainable Community Strategy/Council Priorities - Implications

8. The "Place" priority of the Council's 2015-20 Corporate Plan includes the ambition to ensure supporting infrastructure is provided alongside new housing. The Council's "Prosperity" priority highlights using urban design to make our town centres better places.

Background and Issues

9. At their September 2016 meeting, Cabinet agreed a broad allocation of CIL for the next three financial years (2017/18 – 2019/20). It was agreed that 80% of CIL would be prioritised for the category of physical and green infrastructure and 20% being prioritised for social infrastructure. A list of priority projects was outlined at that time which Cabinet noted.
10. The Council receives approx. £3M per year in CIL funding. This is based on both housing and retail projections and excludes the local allocation of typically 15% that is sent to parish and town councils, and in respect of which the High Wycombe Town Committee (HWTC) makes recommendations for the unparished area.
11. The introduction of the CIL has significantly reduced the number of new S106 Agreements that the Council requires. However there is still funding that has not yet been spent from historic S106 Agreements. There is generally a 10 year

period for the Council to allocate and spend S106 funds which is closely monitored.

Previous allocations of funding

12. Appendix A outlines the current list of projects that have been allocated CIL and S106 funding. These allocations are based on previous Cabinet decisions including the decision at 5 February 2018 Cabinet to approve the 2018/2019 Capital Programme. Part 3 of Appendix A also outlines approved schemes making use of the local allocation (15%) of CIL collected from developments in High Wycombe after recommendations from the HWTC. The approved 2018/19 Capital Programme includes four new projects proposed to be implemented with CIL funding:
 - a. A £120k contribution for furthering the delivery of the Little Marlow Lakes Country Park including providing visitor facilities.
 - b. A £100k contribution to the Chiltern Conservation Board (CCB) proposed Chalk, Cherries and Chairs project (This is a local match element to a wider £2m grant the CCB have been awarded through the Heritage Lottery Fund).
 - c. A £100k contribution for funding for a study, design and measures to increase capacity at High Wycombe Bus Station in a response to increased number of services.
 - d. Funding for implementation of the next phases of regeneration measures in High Wycombe Town Centre (The budget agreed at February 2018 Cabinet and Council includes an element of WDC Capital funding for these projects).
13. Many schemes that have been allocated funding are led by outside services. The projects will deliver schemes that will support the delivery of the Council's Corporate Plan objectives and improve infrastructure in response to housing growth. WDC agrees the terms for the expenditure prior to passing the funding onto those organisations.
14. Appendix B sets out a number of proposed open space projects put forward by WDC Community Services for use of remaining unallocated S106 open space funding. These projects include river bank works at the Dyke in the Rye; a new skate park at Holmers Farm Recreation Ground; car parking resurfacing at Desborough Recreation Ground; Upgrade of the multi-use games areas at Baring Road and Plomer Hill open spaces; and measures at Hughenden Park including a tree trail and wood carvings.

Consultation

15. Significant consultation has taken place with infrastructure providers in the drafting of the Council's Infrastructure Delivery Plan which informs the programme. The Infrastructure Delivery Plan forms part of the evidence base for the emerging Local Plan, which has also been subject to extensive public consultation. Prior to implementation of specific schemes further consultation may be held by the scheme promoters.

Options

16. To confirm the allocations set out at Appendix A and Appendix B and the proposed delegation (recommended).
17. To amend the allocations set out at Appendix A and Appendix B.
18. To not confirm the allocations set out at Appendix A and Appendix B.

Conclusions

19. Cabinet is being asked to confirm the full range of projects that CIL and S106 funding has been allocated towards and to agree to delegate the release of funds to the relevant lead service when project plans and implementation timetables are in place.

Next Steps

20. Implementation of the different projects lies with the various services and providers.
21. Progress against spending will be reported at future Cabinet meetings as part of quarterly financial monitoring.

Background Papers

Previous Cabinet decisions that allocated CIL and S106 Funding –

3 March 2014 – Minute number 97

9 February 2015 – Minute number 82

7 March 2016 – Minute number 78

13 March 2017 – Minute number 79

Appendix A:

Part 1: Current projects allocated CIL and S106 funding being led by outside bodies

No.	Scheme	Lead WDC Service for delegation and oversight	Promoter/ Scheme delivery	Funding source	Cabinet report when allocation made	Current allocation
1.	Additional secondary school places	WDC Planning & Sustainability	Bucks CC	CIL	February 2018	£450k
2.	Bus network support including joint ticketing and promotions	WDC Planning & Sustainability	Bucks CC	CIL and S106	March 2016 and March 2017	£139k (£80k CIL; £59k S106)
3.	HW bus station – measures to increase capacity	WDC Planning & Sustainability	Bucks CC	CIL	February 2018	£100k
4.	HW to Bourne End Pedestrian/ Cycle route	WDC Planning & Sustainability	Bucks CC	S106	February 2014 and February 2015	£72k
5.	Westhorpe interchange improvements to achieve better access to Globe Business Park	Corporate Director (Growth & Regeneration)	Bucks CC (in partnership with Highways England and Globe Park BidCo)	CIL	March 2017 and February 2018	£250k
6.	Parking and environmental improvements at Globe Business Park	Corporate Director (Growth & Regeneration)	Globe Park BidCo	CIL	March 2017 and February 2018	£200k
7.	HW Town Centre enhanced maintenance	WDC Planning & Sustainability	Transport for Bucks	CIL	February 2015 and March 2016	£106k
8.	Track works to allow half hourly services on the Marlow Branch Line	WDC Planning & Sustainability	Great Western Railway/ Network Rail	CIL	March 2017 and February 2018	£350k
9.	Adaptions to GP surgeries in the District to increase capacity	WDC Planning & Sustainability	Chiltern CCG	CIL	March 2017 and February 2018	£270k
10.	Princes Risborough Community Centre extension	WDC Planning & Sustainability	Community Centre trustees	CIL	March 2016	£167k
11.	Traffic calming measures in	WDC Planning &	Hughenden Parish Council	S106	February 2015	£18k

No.	Scheme	Lead WDC Service for delegation and oversight	Promoter/ Scheme delivery	Funding source	Cabinet report when allocation made	Current allocation
	Widmer End	Sustainability				
12.	Spittal Street, Marlow public realm enhancements	WDC Planning & Sustainability	Marlow Town Council	S106	February 2015	£108k
13.	Chiltern Rangers Woodland improvements schemes incl. at Keep Hill Wood; AXA Kings Wood and Funges Meadow	WDC Community Services	Chiltern Rangers	S106	March 2016	£106k
14.	River Wye biodiversity enhancements in the east of HW	WDC Community Services	Chiltern Rangers	S106	March 2017	£20k
15.	Chiltern Conservation Board Chalk Cherries and Chairs project – green infrastructure enhancements in the Chilterns	WDC Planning & Sustainability	Chiltern Conservation Board	CIL	February 2018	£100k

Part 2: CIL, S106 and WDC Capital funding allocations with WDC as scheme delivery lead or delivery partner

No.	Scheme	Lead WDC Service for delegation and oversight	Promoter/ Scheme delivery	Funding source	Cabinet report when allocation made	Current allocation
16.	HW Town Centre Masterplan alternative route and Easton St/QVR	WDC Planning & Sustainability	Bucks CC (in partnership with WDC Planning & Sustainability)	CIL	Annual allocations since February 2015	£2,840k
17.	Westbourne Street Link Road landscaping	WDC Planning & Sustainability	WDC Planning & Sustainability	CIL	March 2016	£93k
18.	Future phases of HW Town Centre Master plan and other HW Town Centre regeneration schemes	WDC Planning & Sustainability	WDC Planning & Sustainability / WDC Major Projects/ Bucks CC	CIL and WDC Capital	February 2018	£2,930k (£2m Capital; £930k CIL)
19.	Frogmoor improvements	WDC Major	WDC Major Projects	S106 and	February 2015	£370k (£250k)

		Projects Executive	Executive/ WDC Community Services	WDC Capital		Capital; £120k S106)
20.	Cressex Business Park access improvements	Corporate Director (Growth & Regeneration)	Bucks CC (in partnership with WDC / Businesses)	CIL	March 2017 and February 2018	£500k
21.	High level feasibility report into High Wycombe to Bourne End rail link	WDC Planning & Sustainability	WDC Planning & Sustainability	CIL	March 2017 and February 2018	£100k
22.	Design and transport modelling work to support the release of the reserve sites (Abbey Barns & Terriers Farm)	WDC Planning & Sustainability	WDC Planning & Sustainability / Bucks CC	CIL	March 2017 and February 2018	£115k
23.	Hughenden Quarter green infrastructure and tree planting	WDC Planning & Sustainability	WDC Planning & Sustainability	CIL	March 2016	£35k
24.	Totteridge Recreation Ground open space and community facility improvements	WDC Community Services	WDC Community Services	S106	February 2014 and March 2016	£718k
25.	New café/toilets on the Rye	WDC Community Services	WDC Community Services	S106	March 2017	£400k
26.	Risborough Springs extension	WDC Community Services	WDC Community Services	S106	February 2014	£135k
27.	Little Marlow Country Park visitor facilities	WDC Community Services	WDC Community Services/ Little Marlow Lakes Country Park Partnership/ Chiltern Rangers	CIL	February 2018	£120k

Part 3: Approved schemes to be funded from the 'local allocation' of CIL after recommendations from the High Wycombe Town Committee

No.	Scheme	Lead WDC Service for delegation and oversight	Promoter/ Scheme delivery	Funding source	Cabinet report when allocation made	Current allocation
28.	New cemetery at Queensway	WDC Community Services	WDC Community Services	CIL	March 2017	£800k
29.	Realignment of Roundabout on Hatters Lane	WDC Planning & Sustainability	Transport for Buckinghamshire	CIL	March 2017	£100k
30.	District centres public realm improvements	WDC Planning & Sustainability	WDC Planning & Sustainability	CIL	March 2017	£140k
31.	Feasibility and design for new community facility at the Pastures Church	WDC Planning & Sustainability	Pastures Church trustees	CIL	March 2016	£44k

Appendix B:**Additional S106 Open Space projects**

No.	Scheme	Promoter/ Scheme delivery	Allocation	Funding source
1.	Improvements at the Rye – Woodland clearance and planting and improvements to the river banks at the Dyke.	WDC Community Services	£185,000	S106 Open Space
2.	Holmers Farm Recreation Ground – New skate park and new vehicle registration barrier	WDC Community Services	£185,000	S106 Open Space
3.	Liston Court, Marlow – lighting improvements	WDC Community Services	£6,000	S106 Open Space
4.	Desborough Recreation Ground – Car park resurfacing	WDC Community Services	£50,000	S106 Open Space
5.	Baring Road Open Space – Upgrade of the multi-use games area and play area	WDC Community Services	£30,000	S106 Open Space
6.	Plomer Hill Open Space – Upgrade of the multi-use games area	WDC Community Services	£30,000	S106 Open Space
7.	Hughenden Park – Tree trails and wood carvings	WDC Community Services	£28,000	S106 Open Space

SUPPLEMENTARY ITEMS (IF ANY)

URGENT ITEMS (IF ANY)

Notification for Press and Public
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**Notification of Items expected to be taken in exempt session,
as required by access to information requirements.**

The meeting will be asked to resolve that the Press and Public be excluded from the meeting during consideration of the following item as it contains exempt information as defined in Regulation 4(2)(b) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, more particularly as follows:-

Item 8 Wycombe Airpark: Future Masterplan Investment Requirements

Information relating to the financial or business affairs of any particular person (including the authority holding that information) (Paragraph 3, Part 1 of Schedule 12A, Local Government Act 1972)

[The need to maintain the exemption outweighs the public interest in disclosure, because disclosure could prejudice the Council's position in any future tender process or negotiations]

Agenda Item 8.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Agenda Item 8. Appendix A

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EXEMPT SUPPLEMENTARY ITEMS (IF ANY)

EXEMPT URGENT ITEMS (IF ANY)