

Recommendations from the Regeneration and Development Panel held on 2nd June 2026

RD9

CABINET REPORT - CIL STRATEGIC PROJECT FUNDING

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The Portfolio Holder for Planning and Licensing presented the report, advising that at the recent Community Infrastructure Levy (CIL) Spending Panel meeting, the Panel had identified and prioritised projects in accordance with CIL regulations. Five applications, due to the level of funding requested, required consideration by Cabinet. These applications were detailed within the report, together with options to address the identified overspend. The options included either reducing the funding allocated to the Hunstanton Sea Wall defences project or applying a proportional reduction (top-slicing) across all five projects.

The Chair thanked the Portfolio Holder for Planning and Licensing and officers for the report and invited questions and comments from Members, as summarised below.

In response to a question from Councillor Crofts, it was confirmed that the next CIL Spending Panel meeting was scheduled for 22 June, at which time applications relating to local projects would be considered.

The Portfolio Holder further clarified that at the recent CIL meeting, the Panel had not reached a view on how the shortfall in funding for strategic projects should be addressed, and that this matter would therefore be determined by Cabinet.

The Planning Control Manager drew attention to the detailed information included within the agenda regarding the potential impact of any reduction in funding for the Hunstanton Sea Wall project. It was noted that there would be further opportunities for the project to seek additional funding through future CIL allocation rounds.

Councillor Collingham referred to the Guildhall application. It was explained that discussions had taken place with the lead officer for the project and that there would be an opportunity for the project to submit a bid for future rounds of CIL funding.

Councillor Bubb referred to the Fire Station project, and it was confirmed that the project met the eligibility criteria for CIL funding.

The Portfolio Holder provided an overview of the CIL application process, explaining that both strategic and local projects were subject to the same application procedure and were assessed against the agreed criteria. It was noted that funding was released only upon completion of the project and submission of appropriate evidence

of expenditure. Lead Officers were also invited to present supporting information to the CIL Spending Panel where appropriate.

Councillor Heneghan requested that, in future, more detailed information be provided to the Regeneration and Development Panel, including the potential impact on projects should the level of requested funding be reduced. The Portfolio Holder agreed to liaise with officers to ensure that sufficient information was made available to Members going forward.

Councillor Bone commented on the importance of the Fire Station project, noting that the proposed training centre would deliver significant benefits for public safety in the town.

Councillor Colwell advised that the hyperlinks included within the report were not functioning and requested that more detailed information on individual projects be made available in advance of future meetings.

The Deputy Chief Executive provided clarification in relation to the option of top-slicing funding across all projects, explaining that this would result in an approximate reduction of 7% per project.

Councillor Colwell further commented that the description of the Hunstanton Cliff Top Toilet Refurbishment project was potentially misleading, as it also incorporated the installation of electric vehicle charging points.

Councillor Kemp addressed the Panel under Standing Order 34 and expressed her support for both the West Lynn Ferry and Fire Station projects, highlighting the importance of the ferry service for local residents and future development, and the Fire Station for community safety.

The Portfolio Holder, Councillor de Whalley, advised that discussions regarding the West Lynn Ferry were ongoing with Norfolk County Council.

In response to a question from the Chair, it was confirmed that the Environment Agency would provide match funding for the Hunstanton Sea Wall defences project.

Councillor Heneghan confirmed her support for Option 1 as set out in the report, noting reassurance that the Hunstanton Coastal Defences project would not be adversely affected.

Councillor Ratcliffe also expressed support for Option 1. She additionally spoke in favour of the Hunstanton Cliff Top Toilet Refurbishment project, highlighting the benefits of additional electric vehicle charging infrastructure and the inclusion of a

living wall.

Councillor Colwell proposed an alternative option whereby the Hunstanton Cliff Top Toilet Refurbishment project could be omitted to allow full funding of the remaining projects. However, following further clarification regarding the scope of the project, including the provision of Changing Places facilities, Councillor Colwell indicated his support for the project proceeding.

The Portfolio Holder thanked the officers for their work and the Panel for their comments.

RESOLVED: That Cabinet be informed that the Regeneration and Development Panel recommend option 1, as set out in the report:

Option 1:

Reduce the allocation for the Hunstanton Coastal Defences Capital Works Project from £2,840,000 to £2,500,000 (a reduction of £340,000) allowing the four remaining infrastructure projects to receive the full funding allocation and spending remains within the funding envelope. An allocation of this level would continue to provide funding for immediate emergency works with a contribution towards the main works, the subject of potential grant funding thereafter (once detailed designs are finalised).