

Chichester District Council

Cabinet

9 January 2024

Consideration of Consultation Responses Received on Chichester District Council's Draft Infrastructure Business Plan 2024-2029

1. Contacts

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2. Recommendation

2.1 That Cabinet recommends that the Council:

- (i) Approves the proposed responses to the representations received and subsequent modifications to the Draft Infrastructure Business Plan 2024-2029 as set out in Appendix 1; and
- (ii) Approves the amended IBP (Appendix 3) including the CIL Spending Plan attached as Appendix 2.

3. Background

- 3.1 This draft Infrastructure Business Plan (IBP) 2024-2029, once approved by Council in January 2024 will replace the current IBP 2023-2028.
- 3.2 The draft IBP was subject to consultation with the City, Town, and Parish Councils; West Sussex County Council (WSCC); Neighbouring Planning Authorities including the South Downs National Park Authority; and key infrastructure delivery commissioners. The consultation ran from 13 September to 25 October 2023.
- 3.3 The IBP prioritises the strategic infrastructure projects from the Infrastructure Delivery Plan (IDP) necessary to deliver the growth identified in the Chichester Local Plan, particularly within the five-year period 2024-2029. It includes updates and new projects put forward by WSCC and the key infrastructure commissioners. Appendix A of the IBP (Appendix 2) includes the most up to date list of local projects which the City, Town and Parish Councils intend to deliver using their CIL contributions.
- 3.4 The IBP sets out the methodology for selecting which infrastructure projects have been prioritised for funding from the Community Infrastructure Levy (CIL) during the

five-year period from 2024 to 2029, which ones will be funded from S106/S278 agreements and which infrastructure projects are to be, or would need to be, funded from other sources.

- 3.5 The consultation resulted in responses being received from **WSCC, Chichester District Council**, and the following City, Town, and Parish Councils: **Birdham; Earnley; Kirdford; Loxwood; Sidlesham; Southbourne; Tangmere; Westbourne; Wisborough Green** and the following key Infrastructure Commissioners: **NHS Sussex Integrated Care Board; Southern Water; the University of Chichester; National Highways; and Network Rail**. The consultation responses are summarised in Appendix 1 of this report.
- 3.6 Most of the consultation responses related to:
- Re-phasing/timing of projects;
 - Change of project lead;
 - Projects to be deleted as they have been delivered or no longer required or are duplicates;
 - Change in funding source;
 - Updated details/costs for the projects; and
 - New projects to be added.
- 3.7 Since the implementation of the CIL on 1 February 2016, £32.4m has been collected to date (31 October 2023). After administration costs (£0.5m), parish share (£5.2m) and commitments (£0.5m), £26.2m is currently available to meet the commitments in the spending plan.
- 3.8 The latest CIL Spending Plan forecasts a deficit in 2027/28 and whilst past experience suggests income will flow quicker than forecast it might be that adjustments to target spending dates will be required. This will be kept under review with our delivery partners.
- 3.9 Projects delivered during 2023/2024 from CIL and other funding sources include:
- IBP/693 Improvements to Southbourne Village Hall, Southbourne
 - IBP/728 West of Chichester to Tangmere Waste Water Treatment Works Transfer Pipeline, Chichester/Tangmere
 - IBP/1163 Youth provision on the Village Green, Wisborough Green
 - IBP/211 Traffic Calming Measures, Fishbourne
 - IBP/224 Traffic Calming throughout the village, Wisborough Green
 - IBP/941 Speed Indicator Device, Bosham
 - IBP/826 Resurface and repair tennis courts on recreation ground, Kirdford
 - IBP/1142 Purchase of electric van, Chichester City Council, Chichester

3.10 Updates which require changes to be made to the CIL Spending Plan

West Sussex County Council projects:

- IBP/330 (Expansion of existing primary school(s) across the Chichester locality) now split into two phases. Phase 1: £1,500,000 in 2024/2025 for creation of two additional classrooms at Portfield, and Phase 2: £1,500,000 in 2026/2027;
- IBP/349 (A286 Birdham Road/B2201 (Selsey Tram Roundabout) junction improvement) project will be slipped by one year to 2024/25 CIL request will remain £440,000;
- IBP/840 (College Lane/Spitalfield Road Junction improvement and Oaklands Way cycle scheme) project will be slipped by one year to 2024/25. CIL request will remain £105,000;
- IBP/354 (Bus lane along A259 approaching Bognor Road Roundabout) each phase will be slipped by one year - phase 1 to 2024/25 for £342,000, and phase 2 to 2025/26 for £1,938,000. The CIL requests remain unaltered. The project will be renamed A259 Chichester to Bognor Regis Corridor Improvement Scheme and is now proposed to be part of a wider scheme so the overall cost will be increased from £2,280,000 to £45,103,000 and funded from a range of source including CIL;
- IBP/353 (Sustainable transport corridor – City Centre to Westhampnett) each phase will be slipped by one year – phase 1 to 2024/25 for £100,000, and phase 2 to 2025/26 for £400,000. The CIL requests remain unaltered but the overall cost of the project has increased from £3,500,000 to £6,600,000;
- IBP/656 (Sustainable transport corridor – City Centre to Portfield) rename scheme – City Centre to Portfield (via Oving Road) Sustainable Transport Corridor. Each phase will be slipped by one year – phase 1 to 2024/25 for £75,000, and phase 2 to 2025/26 for 425,000. The CIL requests remain unaltered.
- New project to be added to CIL Spending Plan: IBP/910 (Westgate Cycle route (LCWIP Route K)) add Phase 1 2024/25 for £200,000 to develop Fishbourne East section to detailed design stage and undertake associated surveys.

NHS Sussex Integrated Care Board projects:

- IBP/1155 (Willow Park, Terminus Rd, Chichester City. Premises for the GP Federation to lease) the phasing remains the same 2023/2024 but the CIL request has increased from £1,220,000 to £1,650,000 due to inflation;
- IBP/726 (Improvements at Southbourne Surgery (increase number of clinic rooms by extending)) the project has slipped from 2023/24 to 2027/28;
- IBP/725 (Improvements and extension at Tangmere Surgery) change of description of project to include word 'extension'.

3.11 The effect of changes required to the IBP CIL Spending Plan arising from this consultation, together with adjustments relating to the amount of CIL expected to be collected in relation to the housing trajectory of October 2023 are shown in Appendix 2.

4. Outcomes to be Achieved

4.1 The IBP is reviewed and rolled forward annually. It includes all the key infrastructure projects within the Local Plan area, monitors their progress and identifies which infrastructure projects have been selected to be funded or partly funded from the District Council's CIL in the five-year period, together with the City, Town, and Parish Councils' plans for spending their proportion of the CIL. Through the

production of the IBP, the Council can prioritise the infrastructure that will be delivered utilising CIL funds to meet the needs generated by development.

5. Proposal

- 5.1 The purpose of this report is to consider (a) the representations received to the consultation and suggested modifications to be made to the IBP as highlighted in this report and Appendix 1 and (b) the updated IBP 2024-2029 (Appendix 3) including CIL Spending Plan at Appendix 2.

6. Alternatives Considered

- 6.1 The alternative is not to have an IBP, or not to have a formal process for selecting projects to be funded from the CIL. The disadvantage of this approach is that it does not provide 'up front' certainty about which infrastructure projects will be funded, and no guarantee that the infrastructure delivery commissioners will be able to provide the infrastructure in time to accompany the growth of the area. It also ignores the need to work in partnership with the County Council and parish councils.

7. Resource and Legal Implications

- 7.1 The projects allocated for CIL funding must be published and monitored in the Infrastructure Funding Statement (IFS) to conform to the 2019 CIL Regulations.

8. Consultation

- 8.1 The projects within this IBP were identified through consultation with West Sussex County Council, key infrastructure providers, and the City, Town, and Parish Councils, and considered by the Development Plan and Infrastructure Panel.

9. Community Impact and Corporate Risks

- 9.1 The IBP provides transparency about which CIL projects have been prioritised for funding between years 2024-2029. It will enable the Council to have more control over the timely delivery of infrastructure. The risks are as follows:
- Outbreaks of pandemic or other economic factors slowing anticipated rates of development;
 - Debtors being slow in making payments;
 - Changes needed to the payment by instalment policy resulting in a delay in collecting CIL receipts;
 - Changes to the CIL regime, resulting in less money being collected;
 - Other sources of funding fail to materialise;
 - Consensus not achieved over CIL spend;
 - Infrastructure delivery commissioner(s) funding priorities change;
 - That the infrastructure to be provided is insufficient to mitigate the impact of development;
 - Inflation resulting in an increase in project costs;
 - There is a risk of a loss of projected CIL receipts due to developers implementing schemes with a greater proportion of affordable housing.

10. Other Implications

	Yes	No
Crime and Disorder		✓
Climate Change and Biodiversity		✓
Human Rights and Equality Impact		✓
Safeguarding and Early Help		✓
General Data Protection Regulations (GDPR)		✓
Health and Wellbeing		✓

11. Appendices

Appendix 1: Summary of Representations and Proposed Modifications to the IBP

Appendix 2: IBP 2024-2029 CIL Spending Plan extract printed

Appendix 3: IBP document 2024-2029 (electronic copy)