

Chichester District Council

Cabinet

3 September 2019

Approval of the draft Infrastructure Business Plan 2020-25 for consultation (with the City, Town and Parish Councils and key Infrastructure Delivery Commissioners)

1. Contacts

Report Author

Karen Dower – Principal Planning Policy Officer (Infrastructure Planning)
Telephone: 01243 521049 E-mail: kdower@chichester.gov.uk

Cabinet Member

Susan Taylor – Cabinet Member for Planning Services
Telephone: 01243 514034 E-mail: sttaylor@chichester.gov.uk

2. Recommendation

- 2.1. That Cabinet approves the Draft Infrastructure Business Plan 2020-25 (Appendix 1) for consultation (with the City, Town and Parish Councils, neighbouring local authorities including the South Downs National Park Authority and key infrastructure Delivery Commissioners) for a period of six weeks from 7 October to 18 November 2019.

3. Background

- 3.1 The draft Infrastructure Business Plan (IBP) 2020-25 (Appendix 1) prioritises the strategic infrastructure projects which support the Chichester Local Plan. The projects within the five year CIL spending plan have been considered by the joint CDC/WSCC (Infrastructure and Growth) officers group, the Chichester District Growth Board, and the Development Plan and Infrastructure Panel.
- 3.2 The IBP projects were identified by CDC, WSCC, key infrastructure delivery commissioners and city, town and parish councils. The IBP sets out the methodology for selecting which infrastructure projects have been prioritised for funding from the Community Infrastructure Levy (CIL), and which infrastructure projects need to be funded from other sources.
- 3.3 S106 projects have been identified as 'committed', this is because they are directly related to a site specific proposal (up to five separate planning obligations can be pooled). These don't need to be prioritised as there is more certainty that they will be provided in order to mitigate the impact of the development.
- 3.4 Since the implementation of the CIL on 1 February 2016 to the financial year ending 31 March 2019 the gross amount of CIL collected was £7,644,700 and £72,872 was earned in interest, giving a grand total of £7,717,572. Out of this

£145,598 (2%), was spent on monitoring; £1,424,317 was passed to the Parish and Town Councils, £76,527 was spent on CIL projects, leaving £6,071,130 available to spend.

- 3.5 West Sussex County Council has requested that two CIL projects (IBP/332 Primary School Places Manhood Peninsula, and IBP/659 School Access improvements at expanded primary school(s) Manhood Peninsula) selected last year for CIL spend during 2019/20, be put back by a year to 2020/21 this is because the anticipated increase in pupil numbers has not yet been reached. West Sussex County Council is keeping the situation under review and if this indicates a rise in pupil numbers then expansion will be required for September 2020 or 2021. At present the County Council cannot confirm which schools will be expanded, and therefore cannot provide more accurate costings at this time. This adjustment is shown in the draft CIL Spending Plan.
- 3.6 West Sussex County Council has requested that IBP/710: upgrading of the Westhampnett waste transfer station/household waste recycling site is brought forward from 2024/2028 to 2020/21 because of the extensive fire damage that has taken place. The site will be rebuilt and expanded at the same time, to accommodate planned development in the area. This project was selected by the joint officers group and endorsed by the Chichester Growth Board and is shown in the draft CIL Spending Plan subject to further detail and evaluation.
- 3.7 West Sussex County Council has also requested that IBP/667 Green Links across the Manhood – North Selsey to Medmerry Trail bridleway is upgraded for cycle use. Seven new public rights of way (PROW) projects to upgrade footpaths/bridleway for cycle use have been requested, and are included within this IBP by 2024 as follows:
- IBP/787 Provision of bridleway linking Pagham / Nyetimber with South Mundham requesting £20k CIL (£100k secured from Arun District Council);
 - IBP/792 Provision of bridleway linking Fordwater Road (Summersdale) with Fordwater Road (Lavant) requesting £250k CIL;
 - IBP/788 Provision of bridleway linking Woodhorn with FP200 requesting £300k CIL;
 - IBP/789 Provision of bridleway linking Thornham Lane with Cot Lane requesting £500k CIL;
 - IBP/790 Provision of bridleway linking Hermitage, Lumley and Old Farm Lane (Westbourne) using existing overbridge of A27 requesting £200k from CIL and Highways England Designated Funds;
 - IBP/791 Provision of bridleway linking Hambrook with Woodmancote using existing overbridge of A27 requesting £200k from CIL and Highways England Designated Funds;
 - IBP/808 Provision of bridleway connecting settlements along the former canal to support cycle commuting and leisure access east from the B2166 – to connect with the existing Bognor-Chi cycle route requesting £500,000 for the Chichester section.
- 3.8 The new PROW projects listed above were not selected for funding at present by the joint officers group nor endorsed by the Chichester Growth Board. All

apart from IBP/787 and IBP/808 have been categorised as desirable. IBP/787 and IBP/808 (categorised as Policy High) could be considered for funding once feasibility work has been undertaken, and the year in which the projects are required is known.

3.9 Chichester District Council (Southern Gateway Team) has requested the addition of new projects to help deliver the Southern Gateway regeneration as follows:

- IBP/775 Southern Gateway public realm improvements with a new City square requested £1m from CIL in 2021/22 - This project was selected by the joint officers group and agreed by the Chichester Growth Board and is shown in the draft CIL Spending Plan;
- IBP/733 Community Health Hub (Clinic and office facilities offering range of health services for a diverse range of client groups) with an opportunity to address operational and service issues to allow relocation of SCFT Adult Children and Wellbeing Services currently from four Chichester City sites requesting £7.5m from CIL and other sources. This project has not been selected to be included in the draft CIL Spending Plan because at present it is not known how much CIL will be requested, or what year it will be needed;
- IBP/206 Southern Gateway provision of bus/rail interchange and improvements to traffic and pedestrian circulation requesting £3m from CIL. This project has been selected by the joint officers group and endorsed by the Chichester Growth Board and is included within the draft CIL Spending Plan in 2021/22.

3.10 It should be noted that only funding for projects to the value of current funds can be guaranteed, beyond this the figures are a best estimate, and will not be certain until the CIL has been collected.

4 Outcomes to be achieved

- 4.1 The production of the IBP relies on the cooperation of all three tiers of local government and key infrastructure commissioners. The IBP promotes collaborative working relationships and a move away from reactive planning to a planned and proactive approach to infrastructure provision.
- 4.2 The IBP provides a transparent methodology to show how projects have been selected. It identifies other sources of funding in order to make best use of CIL.
- 4.3 Once the consultation has ended, officers will report any suggested amendments to the Chichester District Growth Board for its consideration before the IBP is further considered by DPIP in January 2020, Cabinet in February 2020 and Council in February 2020 for approval and publication.

5 Proposal

- 5.1 This report seeks Cabinet's approval for consultation of the draft IBP 2020-25, with those who contributed to it (particularly given that project priorities may have changed or need to be updated) and to give them an opportunity to influence and comment on the IBP before it is finalised.

6 Alternatives that have been considered

- 6.1 To allocate CIL funds on an ad-hoc basis. The disadvantage is that this would not provide transparency about how projects have been selected, nor 'up front' certainty about which infrastructure projects will be funded to enable them to be worked up and delivered in time to accompany the growth of the area.

7. Resource and legal implications

- 7.1 The projects selected for CIL funding must be in accordance with the CIL Regulations.

8. Consultation

- 8.1 The projects within this IBP were identified by West Sussex County Council; officers of Chichester District Council; key infrastructure providers, and the City, Town and Parish Councils. In the case of the latter, workshop sessions were held on 9, 10, and 18 April 2019.
- 8.2 The Chichester Growth Board met on 10 June 2019, and The Development Plan and Infrastructure Panel met on 18 July. The draft CIL Spending Plan (Appendix 2) reflects their views about projects to be selected for funding within the next five years.

9. Community impact and corporate risks

- 9.1 The IBP provides transparency about which CIL projects have been prioritised for funding between years 2020-2025. It will enable the Council to have more control over the timely delivery of infrastructure. The risks are as follows:
- 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.

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 – Draft Infrastructure Business Plan 2020/2025 (Note: the IBP Appendices have not been printed in colour, but are available electronically or the Members room).
Appendix 2 – Draft CIL Spending Plan

