

# Chichester District Council

Cabinet

8 September 2020

## Approval of the draft Infrastructure Business Plan 2021-26 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](mailto:kdower@chichester.gov.uk)

#### Cabinet Member

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

### 2. Recommendation

- 2.1. That Cabinet approves the Draft Infrastructure Business Plan 2021-26 (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 5 October to 16 November 2020.

### 3. Background

- 3.1 The draft Infrastructure Business Plan (IBP) 2021-26 (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. These don't need to be prioritised as there is more certainty that they will be provided alongside the development.
- 3.4 Since the implementation of the CIL on 1 February 2016 to the financial year ending 31 March 2020 the gross amount of CIL collected was £10,844,924, out of this £124,390 was refunded following legal advice on the interpretation of the regulations, £129,143 was earned in interest, giving a final grand total of £10,849,677. Out of this £238,204 (2%), was spent on monitoring; £1,815, 228 had been or was in the course of being handed to the Parish and Town Councils, £71,348 was spent on CIL projects, £60,000 is committed for CIL

spend drawdown in respect of IBP/355 RTP1 screens, leaving £8,664,897 available to spend on projects.

### **Amended projects**

- 3.5 West Sussex County Council officers' have requested that IBP/355 RTP1 screens be re-scheduled. The order is just being placed as the funding agreement was only finalised at the end of the financial year 2019/20, therefore the first phase of the project will now be delivered in financial year 2020/21 not 2019/20 as previously identified. The second phase will be delivered in 2021/22.
- 3.6 IBP/665 Phase 1 of the Road Space Audit to be delivered in 2020/21 is now for £500,000, and IBP/655 Phase 2 of the Road Space Audit to be delivered in 2021/22 is for £250,000. The total cost of the project remains unaltered.
- 3.7 IBP/332 Primary School Places Manhood Peninsula, and IBP/659 School Access improvements at expanded primary school(s), Manhood Peninsula) are now scheduled for delivery in year 2021/22. Expected pupil numbers in the locality has reduced, so the requirement to deliver new school places in the locality has been pushed back.
- 3.8 West Sussex County Council officers' have requested that funding for IBP/710: upgrading of the Westhampnett waste transfer station/household waste recycling centre, be split across two years, with £250,000 for design and feasibility in 2020/21 and £2,250,000 for delivery in 2021/22. The total cost of the project remains unaltered.

### **Removed Project**

- 3.9 The West Sussex Coastal Clinical Commissioning Group (CCG) has decided it no longer wishes to pursue IBP/398 Medical Centre planned for the new strategic development at Whitehouse Farm, West of Chichester City, where £1,750,000.00 was selected for CIL spend in 2020/21. The CCG explained their reasons as follows:
  - In 2012 West Sussex Primary Care Trust identified a need for additional GP surgery provision to support future housing growth in the city. An opportunity was identified to consider a new GP Practice at the West of Chichester strategic development site.
  - Whilst land has been secured for a GP surgery as part of the West of Chichester scheme, there is no obligation on the Clinical Commissioning Group (CCG) to progress any specific option.
  - The CCG have now concluded that a new GP practice in the west of the city is not a suitable option to improve patient care. This follows engagement with the Council over the last 2 years to explore the options that were available. The GP's also own their own surgeries and can meet their needs through expanding their existing premises quickly.
  - The CCG consequently decided that developing current sites where possible and then a future joint health services option was the preferred option. This

means that a new branch surgery in West of Chichester has been superseded, as aspects such as doctors/healthcare staffing and duplication of support services is not the best use of resources.

- The CCG recognise that improvements to existing surgeries are subject to securing planning permission but believe there are clear benefits for patients and the local community, allowing for capacity growth and supporting improved GP access.
- Consequently in terms of the CCG's requests for CIL funding, project IBP/398 could not adequately meet their future needs and a better solution is considered by the CCG to be expansion of existing surgeries in Southbourne (IBP/726) and Chichester City (Parklands and Langley House) (IBP/877) and to relocate the Cathedral Practice surgery into a health hub within the Southern Gateway redevelopment (IBP/773).
- The offer of the Southern Gateway was preferred due to its central location to support additional housing growth and would provide a longer term Integrated Care Facility which fits NHS requirements more closely.

3.10 A 'virtual' meeting took place on 23 July 2020 with senior officers' and councillors' of Chichester District Council, West Sussex County Council and the CCG. The CCG gave a clear explanation to all those present about their rationale for changing their strategy.

## **New projects for consideration for inclusion in the CIL Spending Plan**

### **West Sussex County Council officers' requests**

- 3.11 That IBP/840 College Lane/Spitalfield Road Junction improvement is selected for CIL funding of £60,000 during 2021/22. This would make it suitable for shared use and it would link to schemes to improve the northern side of Oaklands Way and Oaklands Way roundabout.
- 3.12 That IBP/841 Chidham Sustainable Transport Improvements is selected for funding of £500,000 for delivery in 2022/23. This scheme is to widen existing footways to accommodate shared use and to potentially re-align the junctions of Broad Road and the A259 and Chidham Lane and the A259 to accommodate the shared path and make crossing of the A259 safer for walkers and cyclists. It will also help alleviate heavy congestion outside the Primary School which will worsen due to the number of new developments taking place in the vicinity.
- 3.13 That IBP/593 Early Years Places, Whitehouse Farm Development is selected for funding of £2,100,000 for delivery 2025/26 dependent upon the build out rate of the new development.

### **Chichester District Council officers' requests**

- 3.14 That new project IBP/842 Biodiversity Measures to improve strategic wildlife corridors connecting Chichester and Pagham Harbour to the South Downs National Park is selected for £575,000 over five years as follows: £43,000 in 2021/22, £98,500 in 2022/23, £143,700 in 2023/24, £144,500 in 2024/25 and £145,300 in 2025/26. This project was subject to a Heritage Lottery Fund (HLF)

bid, which suspended applications due to the Covid 19 pandemic. HLF stated that projects cannot be started before they have formally made a decision about the funding application. CIL would not automatically prejudice an HLF bid and could in fact help it (through demonstrating match funding), but this depends on the HLF re-opening for bids and such a bid being able to complete their decision making process before the end of March.

- 3.15 That new project IBP/844 3G Sports Pitch for the Southern Gateway project is selected at a cost of £880,000 in year 2022/23. Funding of £100,000 will be provided by S106 developer contributions, and £500,000 from a Football Foundation Grant, will contribute to the cost of delivering this project.

#### **Other requests**

- 3.16 That following the removal from the CIL Spending Plan of the proposed medical centre at the Whitehouse Farm development, the IBP reflects the request of West Sussex Coastal CCG that the proposed increase in demand from new patients would be better met through the expansion of the following Chichester doctor's surgeries: IBP/877 Extension to Parklands Surgery at a cost of £300,000 in year 2025/26 and Extension to Langley House Surgery at a cost of £405,000 in year 2025/26, and IBP/726 Extension to Southbourne Surgery at a cost of £450,000 in year 2020/21.
- 3.17 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 2021, Cabinet in February 2021 and Council in March 2021 for approval and publication.

#### **5. Proposal**

- 5.1 This report seeks Cabinet's approval for consultation of the draft IBP 2021-26, 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, a workshop was held with the parishes north of the National Park on 6 March, and due to the Covid-19 lockdown the workshops planned with the other parish councils to be held on 24 March and 3 April were cancelled and dealt with by email correspondence.
- 8.2 The Chichester Growth Board met on 8 June 2020 and the Development Plan and Infrastructure Panel met on 22 July 2020. The draft CIL Spending Plan (Appendix 2) reflects their views about projects to be selected for funding within the next five years, with the exception of projects IBP/878 Extension to Parklands Surgery at a cost of £300,000 in year 2025/26 and IBP/877 Extension to Langley House Surgery at a cost of £405,000 in year 2025/26. The Growth Board and Development and Infrastructure Panel were concerned with the removal of the proposed medical centre at the Whitehouse Farm development and were not convinced that extension of the existing surgeries were preferable or feasible.

## 9. Community impact and corporate risks

- 9.1 The IBP provides transparency about which CIL projects have been prioritised for funding between years 2021-2026. It will enable the Council to have more control over the timely delivery of infrastructure. The risks are as follows:
- Outbreaks of pandemic slowing anticipated rates of development, or changes needed to the payment by instalment policy both 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.

## 10. Other Implications

	Yes	No
<b>Crime and Disorder</b>		✓
<b>Climate Change and Biodiversity</b>		✓
<b>Human Rights and Equality Impact</b>		✓
<b>Safeguarding and Early Help</b>		✓
<b>General Data Protection Regulations (GDPR)</b>		✓
<b>Health and Wellbeing</b>		✓
<b>Other (please specify)</b>		✓

## **11. Appendices**

Appendix 1 – Draft Infrastructure Business Plan 2021/2026 (Note: the IBP Appendices have not been printed, but are available electronically).

Appendix 2 – Draft CIL Spending Plan