

Chichester District Council

Cabinet

2 March 2021

Consideration of Consultation Responses Received on Chichester District Council's Draft Infrastructure Business Plan 2021-2026

1. Contacts

Report Author

Karen Dower – Principal Planning 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 the Cabinet:

- (i) **Reconsiders whether IBP/355 Bus Real Time Passenger Information screens phase 2 is necessary and represents value for money (Appendix 3).**

2.2 That subject to 2.1 above Cabinet recommend to Council that it:

- (i) **Approves the proposed responses to the representations received as amended and subsequent modifications to the Draft Infrastructure Business Plan 2021-2026 as set out in Appendix 1; and**
- (ii) **Approves the amended IBP including the CIL Spending Plan attached as Appendix 2.**

3. Background

- 3.1 The CIL Charging Schedule was adopted on 26 January 2016, and took effect from 1 February 2016. This draft Infrastructure Business Plan (IBP) 2021-2026, once approved by Council in March 2021 will replace the previous IBP 2020-2025.
- 3.2 The 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 7 October to 16 November 2020.
- 3.3 This report and its appendices were considered by the Development and Infrastructure Panel (DPIP) on 11 February 2021, after having been updated as a result of the Chichester District Growth Board on 8 January 2021.

- 3.4 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 2021-2026. 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.
- 3.5 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 2021 to 2026, 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.
- 3.6 The consultation resulted in responses being received from **WSCC, Chichester District Council**, and the following City, Town and Parish Councils: **Birdham; Chichester City; Chidham and Hambrook; Donnington; East Wittering and Bracklesham; Fishbourne; Loxwood; Southbourne; Wisborough Green** and the following key Infrastructure Commissioners: **Sussex Community NHS Foundation Trust; Sussex Police; Network Rail, and Highways England**. The consultation responses are summarised in Appendix 1 of this report.
- 3.7 Most of the consultation responses related to:
- Re-phasing/timing of projects;
 - Updates to the text of the IBP;
 - Change of project lead;
 - Projects to be deleted as they have been delivered or no longer required;
 - Amalgamation of projects;
 - Updated details/costs for the projects; and
 - New projects to be added.
- 3.8 Since the implementation of the CIL on 1 February 2016, £12,263,334 has been collected to date (3 December 2020). This includes £613,167 (5%), which potentially could have been used for monitoring (although only £238,204 was used as of the end of the last financial year), and £9,900,087 for District Council CIL spend. At the end of October 2020 the total amount handed over to Parishes was £1,945,246.
- 3.9 Projects delivered during 2020 from CIL and other funding sources include:
- IBP/324 Improvements to sports pavilion to meet needs of cricket club, Boxgrove;
 - IBP/33 additional equipment for playing fields and children's play areas, Donnington;
 - IBP/296 New Clubhouse incorporating indoor shooting range for Chichester Bowmen, Chichester;
 - IBP/305 Provision of artificial grass pitch, Southbourne;
 - IBP/340 Graylingwell Cycle route 1, Wellington Road/Oaklands Way, Chichester;
 - IBP/689 Highway alterations, Wisborough Green;
 - IBP/289 Local Drainage – Crooked Lane Surface Water Drainage Improvements, Birdham;

- IBP/766 – Playground surfacing improvements, Wisborough Green.
 - IBP/860 – New playground equipment at Broad Road, Chidham and Hambrook
 - IBP/818 Replacement Bus Shelter, Donnington
 - IBP/70 Lighting on Emperor Way, Fishbourne
 - IBP/68 Footpath parallel to Blackboy Lane, Fishbourne
 - IBP/317 increase in car parking at North Hall, Loxwood
 - IBP/612 Acquisition of land for a Community use, Chidham & Hambrook
 - IBP/699 Wheelchair access, Maybush Copse, Chidham & Hambrook
 - IBP/355 Real Time Passenger Information screens, Chichester City (Phase 1)
- 3.10 Chichester District Council Project IBP/287 - to raise the sea wall at Selsey is expected to be ready for delivery by 2026. £15m is being provided by the Flood Defence Grant in Aid towards protecting existing properties, and a further £5m CIL contribution is being requested to protect additional housing growth arising as a result of the Local Plan adopted in 2015. This project is expected to be ready for delivery in 2026/27 and will therefore need to be considered for inclusion within next year's draft CIL Spending Plan at the start of the new IBP process at the joint officers' group meeting in June 2021.
- 3.11 A number of updates have been made to the costing of Chichester Local Cycling and Walking Infrastructure Plan (LCWIP) projects, but no information is available about how much CIL will be required yet. Requests have been made for three new LCWIP projects to be added to the IBP: IBP/910 for a cycle route linking the bridge over the railway via Westgate to Orchard Street roundabout; IBP/911 for a range of key walking route improvements linked to cycle route west, and IBP/912 for a range of key walking route improvements linked to cycle route north. The amount of funding that is to be requested from CIL for these projects is not yet known. Close liaison is taking place with WSCC to ensure that Chichester District projects are co-ordinated with WSCC led projects.
- 3.12 The Sussex Police have put forward seven new projects IBP/892, IBP/893, IBP/894, IBP/895, IBP/896, IBP/897 and IBP/898 all of which are for Automatic Number Plate Recognition Cameras along key stretches of the highway network, which could be implemented from 2021. These projects will also need to be considered in June 2021 for inclusion within the 2022 CIL Spending Plan. It should be noted that the Growth Board were concerned about whether these should be prioritised for funding above other more strategic projects.
- 3.13 With regards to existing projects, WSCC has provided updates as set out below:
- The technical work for IBP/349 A286 Birdham Road/B2201 (Selsey Tram Roundabout) junction has been put on hold. This is to ensure that any work on this junction is in line with the emerging work on the Local Plan Review. The project has therefore been moved from 2020/21 to 2022/23 pending further review;
 - That IBP/354 (Bus lane along A259 approaching Bognor Road Roundabout going from Green Lane north to the Springfield Park junction taking into account the developers proposed scheme at Springfield Park) is subject to change, as it is part of WSCC's A259 Chichester to Bognor corridor feasibility study that is expected to start 2021/22 as a STIP priority. This is progressing and is expected to be ready for implementation within the next five years, so once the year it is needed has been confirmed, it will need to be considered in June 2021 for inclusion within the 2022 CIL Spending Plan. The cost for this project has increased from £1.2m to £2.28m;

- That IBP/332 school places Manhood Peninsula and associated IBP/659 (school access improvements – drop off and pick up arrangements at expanded primary schools – Manhood Peninsula) are moved back from 2021/2022 to 2024/25 as current pupil trends indicate that this mitigation is not yet required;
- That IBP/330 school places Chichester locality and associated IBP/657 (school access improvements – drop off and pick up arrangements at expanded primary schools (Chichester locality) are moved back from 2021/2022 to 2024/25 as current pupil trends indicate that his mitigation is not required yet;
- Phase 1 IBP/355 Real Time Passenger Information (RTPI) screens at Chichester City has been completed, it came in under budget (by £6,627.89) at £53,372.11 rather than £60,000. Phase 2 is now being prepared.
- IBP/353 Sustainable transport corridor – City Centre to Westhampnett needs to be moved from 2020/21 to 2022/23. Although feasibility work is ongoing the project is dependent on pinch point funding that has been suspended;
- IBP/710 Reconfiguration/improvement of Westhampnett Waste Transfer Station/Household Waste Recycling Site is progressing and the initial feasibility work will be funded from S106 collected in Arun. However, the first phase of the project will need to be moved from 2020/21 to 2021/22, and phase 2 from 2021/22 to 2022/23;
- IBP/665 Phase 1 of the Chichester Road Space Audit has been reduced from £500,000 to £100,000.

3.14 Earlier in the year, the West Sussex Coastal Clinical Commissioning Group (CCG) expressed that they no longer wished 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 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 master 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.

3.15 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.

3.16 Through the consultation of this draft IBP the Sussex Community NHS Foundation Trust have expressed their commitment to the establishment of IBP/773 (new health hub at the Chichester Southern Gateway) and have provided more details about what the health hub would provide, and the benefits of a contribution from the CIL towards this project. The Growth Board requested further information about how much CIL they would need, and in what year the project would be delivered so that it could be included in the five year CIL Spending Plan. At the time of writing this report a reply has not yet been received, so the best information from the Southern Gateway project team has been included, which is up to £3m CIL for year 2022/23.

3.17 The Growth Board was concerned that a strategy of expanding existing surgeries might not be the best approach for the future based on the experience of covid and requested that the health authority be approached to confirm if they still wish to pursue this approach. At the time of writing this report a reply has not yet been received, so the projects to expand existing surgeries and the health centre within the Southern Gateway are still included within the IBP.

3.18 The effect of changes required to the IBP CIL Spending Plan as a result of this consultation, together with adjustments relating to the amount of CIL expected to be collected in relation to the housing trajectory of July 2020 are shown in appendix 2.

4. Issues raised by the Development Plan and Infrastructure Panel

4.18 The Development and Infrastructure Panel (DPIP) shared the Growth Board's concerns about the changes to local healthcare provision particularly as it has not yet been demonstrated that the existing surgeries can be expanded. DPIP were also concerned about what the fall-back position would be if the Southern Gateway Health Hub cannot be delivered and requested that the Council's reply to the NHS response in Appendix 1 be amended to reflect these concerns. DPIP also asked at

what point it would be too late to reinstate the original project IBP/398 Medical Centre planned for the new strategic development at Whitehouse Farm. Officers can confirm that the land at Whitehouse Farm will continue to be reserved for health care use by a Health Commissioning Body up until the occupation of the 500th dwelling or a longer period by agreement with the owner and the Council. If a Health Commissioning Body confirm that they do not wish to purchase the land then a change of use would need to be sought via a new planning application.

- 4.19 DPIP has asked Cabinet to consider whether phase 2 of IBP/355 Real Time Passenger Information (RTPI) screens at Chichester City is necessary and value for money (The background to this is set out within Appendix 3);

5. Outcomes to be Achieved

- 5.1 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 from the District Council's CIL in the five year period, together with the City, Town and Parish Councils' CIL spending plans. 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

6. Proposal

- 6.1 The purpose of this report is to consider the representations received as a result of the consultation and suggested modifications to be made to the IBP as highlighted in this report and Appendix 1, and the updated IBP 2021-2026 and CIL Spending Plan Appendix 2.

7. Alternatives Considered

- 7.1 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.

8. Resource and Legal Implications

- 8.1 The projects allocated for CIL funding must be published and monitored in the new Infrastructure Funding Statement to conform to the 2019 CIL Regulations.

9. Consultation

- 9.1 The projects within this IBP were identified through consultation with West Sussex County Council, key infrastructure providers, and the City, Town and Parish Councils.

10. Community Impact and Corporate Risks

10.1 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;
- Requests to defer CIL payments under CIL Covid-19 measures;
- 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.

11. 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		✓

12. Appendices

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

Appendix 2: IBP 2021-2026 (electronic copy) CIL Spending Plan extract printed.

Appendix 3: Consideration of whether IBP/355 Bus Real Time Passenger Information screens is necessary and value for money.