

Chichester District Council

Cabinet

1 February 2022

Consideration of Consultation Responses Received on Chichester District Council's Draft Infrastructure Business Plan 2022-2027

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 2022-2027 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 This draft Infrastructure Business Plan (IBP) 2022-2027 was considered by the Development Plan and Infrastructure Panel (DPIP)(attended by an officer and Member of West Sussex County Council) on 26n January 2022. The considerations arising from DPIP are reflected in this report and its appendices. Once the IBP is approved by Council for publication in March 2022 it will replace the current IBP 2021-2026.
- 3.2 The draft IBP was subject to consultation with the City, Town, and Parish Councils; West Sussex County Council (WSSCC); Neighbouring Planning Authorities including the South Downs National Park Authority; and key infrastructure delivery commissioners. The consultation ran from 4 October to 15 November 2021. This report and its appendices were considered by the Development and Infrastructure Panel (DPIP) on 26 January 2022, who recommended the report be considered by Cabinet following clarification regarding a potential duplication of one WSSCC project.
- 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 2022-2027. 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 2022 to 2027, 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: **Boxgrove; Chichester City; East Wittering and Bracklesham; North Mundham; Oving; Plaistow and Ifold; Selsey; Westbourne** and the following key Infrastructure Commissioners: **National Highways; Network Rail; SGN Gas; Thames Water; Southern Water, and the University of Chichester**. 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;
 - Updates to the text of the IBP;
 - Change of project lead;
 - Change of priority;
 - Projects to be deleted as they have been delivered or no longer required or are duplicates;
 - Amalgamation of projects;
 - Change in funding source;
 - Updated details/costs for the projects; and
 - New projects to be added.

It should be noted that Chichester City Council has strongly objected to IBP/877 Extension to Langley House GP Surgery which has been selected for CIL funding in 2022-2023 but has not given any reason for their objection. No change has been made to this project as no justification has been provided as to why it should not be funded from the CIL.

- 3.7 Since the implementation of the CIL on 1 February 2016, £16,920,279 has been collected to date (3 December 2021). This includes £846,014 for administration (5%) (although only £330,004 was used as of the end of the last financial year), and £13,729,925 for District Council CIL spend. At the end of October 2021, the total amount handed over to Parishes was £2,565,714.
- 3.8 The amount of CIL received is not as much as was projected last year. This includes a reduction of approximately £1m as some sites that were expected to have delivered 30% Affordable Housing have delivered 100% and have been given full CIL relief and the CIL index which will be applied to calendar year 2022/2023 has gone down. These two factors are contributing to the shortfall in funds as identified in the CIL Spending Plan in Appendix 2. However, since last year several sites have commenced earlier than forecasted and consequently approximately £7.5m of CIL receipts are expected sooner than projected in previous years.

3.9 Projects delivered during 2021 from CIL and other funding sources include:

- IBP/665 Phase 1 of Chichester Road Space Audit (This came in under budget at £94,590, rather than £100,000)
- IBP/698 Resurfacing of North Hall playground, Loxwood
- IBP/377 Academic Teaching Building, Chichester University, Chichester
- IBP/650 Canal towpath surface improvements between Canal Walk and Waterside Drive and the underpass, Chichester
- IBP/22 Resurfacing of pedestrian precinct and other city centre street improvements, Chichester
- IBP/326 Outdoor Gym, Bracklesham Bay
- IBP/678 Improvements to surface of towpath of Chichester Canal for pedestrians and cyclists, Chichester

3.9 **Updates which require changes to be made to the CIL Spending Plan**

West Sussex County Council projects:

- IBP/841 (Chidham Sustainable Transport Improvements to A259 to provide shared pedestrian/cycle path and realign the junctions of Broad Road/Chidham Lane), to be moved back to 2023/24;
- IBP/840 (Junction improvements to College Lane/Spitalfield Rd. Widen footways each side of junction and improve traffic island to make suitable for shared use and link to schemes to improve the northern side of Oaklands Way and Oaklands Way roundabout) and IBP/937 (Oaklands Way cycle scheme - Provision of cycle way on northern side of Oaklands Way from Northgate gyratory in the west to College Lane in the East). WSCC requests that these projects be combined as they are now being delivered as one project, and the combined allocation of funds £105,000.00 should be moved to 2022/2023 and the scheme description amended to "College Lane/Spitalfield Road Junction improvement and Oaklands Way cycle scheme to make it suitable for shared use and link to improve northern side of Oaklands Way & Oaklands Way roundabout and provision of cycle way on northern side of Oaklands Way from Northgate gyratory in the west to College Lane in the east (subject to further detail and evaluation)";
- IBP/362 (Selsey to Witterings cycle route) is now ready to be progressed and WSCC request that it is included in the CIL Spending Plan for 2022/23. The cost of £200,000.00 will be clarified as the project progresses;
- IBP/331 (Expansion of Primary School(s), Bournes). The child yield indicates that this project is not yet required and should be moved back to 2023/24;
- IBP/660 (School access improvements at expanded school(s) Bournes, should be moved back to 2023/24;
- IBP/710 (Reconfiguration/improvement of Westhampnett transfer station/household waste recycling site) no change to total cost, but now to be phased over three years, rather than two as follows 2022/23 £250,000; 2023/24 £1,125,000; 2024/25 £1,125,000.

3.10 The effect of changes required to the IBP CIL Spending Plan because of this consultation, together with adjustments relating to the amount of CIL expected to be collected in relation to the housing trajectory of October 2021 are shown in Appendix 2. In relation to IBP/842 Strategic Wildlife Corridors, the funding from CIL

has been approved by the Council and thus the money for this project has been safeguarded.

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 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

5. Proposal

- 5.1 The purpose of this report is to consider the representations received as a result of the consultation and the suggested modifications to be made to the IBP as highlighted in this report and Appendix 1, and the updated IBP 2022-2027 and 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 new Infrastructure Funding Statement 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.

9. Community Impact and Corporate Risks

- 9.1 The IBP provides transparency about which CIL projects have been prioritised for funding between years 2022-2027. 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;
 - 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.

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 2022-2027 (electronic copy) CIL Spending Plan extract printed.