

Chichester District Council

Cabinet

6 September 2022

Approval of the draft Infrastructure Business Plan 2023-28 for consultation (with the City, Town and Parish Councils and key Infrastructure Delivery Commissioners)

1. Contacts

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2. Recommendation

- 2.1. That the Cabinet approve the Draft Infrastructure Business Plan 2023-28 (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 13 September to 25 October 2022.

3. Background

- 3.1 The draft Infrastructure Business Plan (IBP) 2023-28 (Appendix 1) prioritises the strategic infrastructure projects which support the Chichester Local Plan. The projects within the five-year CIL spending plan were considered by the joint CDC/WSCC (Infrastructure and Growth) officers' group on 27 May 2022 and Development Plan and Infrastructure Panel (DPIP) on 20 July 2022.
- 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 Section 106 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 2022 the gross amount of CIL collected was £20,444,379 and £179,570 was earned in interest, giving a final grand total of £20,623,949. Out of this £417,407 (2%), was spent on monitoring; £3,142,352 had been or was in the course of being handed to the Parish and Town Councils, £219,310 was spent on CIL projects, £575,000 is committed for CIL spending and is being

drawn in stages (IBP/842 Strategic Wildlife Corridors) leaving £16,269,880 available to spend on projects.

4. Amended projects for the 5-year CIL Spending Plan

4.1 The West Sussex Clinical Commissioning Group has requested that:

- IBP/773 Southern Gateway Health Hub the cost has increased from £21,000,000 to £25,000,000 with a potential CIL ask of £3,000,000 to be moved back from 2024/2025 to 2026/2027 this will involve the relocation of the Cathedral GP practice alongside additional and extensive community services (Sussex Community Trust);
- IBP/725 extension to Tangmere Surgery, the cost has reduced from £1,428,617 to £500,000 for delivery in 2028 linked to a new project to the west of Chichester City below;

4.2 Chichester District Council officers requested that:

- IBP/206 – Southern Gateway provision of a bus/rail interchange and improvements to traffic and pedestrian circulation. CIL request remains at £3,000,000 but to be moved back from 2021/2022 to 2023/2024;
- IBP/775 – Southern Gateway public realm. CIL request remains at £1,000,000 but to be moved back from 2022/2023 to 2023/2024;
- IBP/844 – 3G Sports Pitch, Southern Gateway. CIL request remains at £880,000 but be moved back from 2022/2023 to 2023/2024.

4.3 West Sussex County Council advised verbally at the Development Plan and Infrastructure Panel that all CIL costs and requests are in the process of being reviewed, but they remain unaltered for this stage of the IBP. They also advised of the following changes:

- IBP/349 – A286 Birdham Road/B2201 (Selsey Rd Roundabout) Junction Improvement. CIL request remains at £440,000 but project has been moved back from 2022/23 to 2024/25;
- IBP/354 - Bus lane along A259 approaching Bognor Rd Roundabout. Overall CIL request remains at £2,280,000, but phasing has changed. The first and second phases have been combined to be delivered in 2023/24 for £342,000, the final phase remains to be delivered in 2024/25 for £1,938,000;
- IBP/656 - Sustainable transport corridor – City Centre to Portfield part of project 656. CIL request remains at £500,000, but phasing has changed. The first and second phases have been combined to be delivered in 2023/24 for £75,000, the final phase remains to be delivered in 2024/25 for £425,000;
- IBP/840 - College Lane/Spitalfield Road Junction and Oaklands Way cycle schemes 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. CIL request remains at £105,000 but moved back from 2022/23 to 2023/24;

- IBP/841 - Chidham Sustainable Transport Improvements to widen existing footways to accommodate shared use & 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. This project will help alleviate heavy congestion outside the Primary School. This project has been deleted as it is no longer being pursued by WSCC as the project is not feasible as it does not meet transport compliance standards;
- IBP/655 - Phase 2 of Chichester Road Space Audit. To better manage demand for parking & network management aspirations. This project has been deleted as it is no longer being pursued by WSCC;
- IBP/353 Sustainable transport corridor – City Centre to Westhampnett. The total CIL request remains the same at £500,000, but rather than be delivered in 2022.23 it is now being phased to be delivered in 2023/24 for £100,000, and 2024/25 for £400,000.

5. New projects for consideration for inclusion in the CIL Spending Plan

West Sussex Clinical Commissioning Group

- 5.1 New project IBP/1155 Willow Park, Terminus Road, Chichester City site (Chichester District Council premises which the GP Federation is looking to take a lease) to provide additional primary care capacity for 2022/2023. The costs are for a fit out of the facility, subject to a change of use for an approximate total cost of £1,428,000 with a CIL request of £700,000 to provide premises for the GP federation to lease to supplement existing Chichester GP surgeries and aligned with services in Tangmere (IBP/725) above.

6. Outcomes to be achieved

- 6.1 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.
- 6.2 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.
- 6.3 Once the consultation has ended, officers will report any suggested amendments to the Development Plan and Infrastructure Panel, before the IBP is further considered by Cabinet and Council for approval and publication.

7. Proposal

- 7.1 This report is to seek Cabinet's approval for consultation of the draft IBP 2023-28, 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.

8. Alternatives that have been considered

- 8.1 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.

9. Resource and legal implications

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

10. Consultation

- 10.1 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, virtual workshops were held, followed up by email.
- 10.2 The draft CIL Spending Plan (Appendix 2) was considered by the joint officers' group and the proposal for the new project (IBP/1155) in paragraph 5.1 above that was requested to be selected for funding within the next five years was supported.

11. Community impact and corporate risks

- 11.1 The IBP provides transparency about which CIL projects have been prioritised for funding between years 2023-2028. 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;
 - Costs increasing disproportionately due to inflation, materials and labour shortages and other adverse economic factors;
 - 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.

12. 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		✓
Other (please specify)		✓

13. Appendices

Appendix 1 – Draft Infrastructure Business Plan 2023/2028 (Note: the IBP Appendices have not been printed but are available electronically).

Appendix 2 – Draft CIL Spending Plan.