

REPORT TITLE: USE OF COMMUNITY INFRASTRUCTURE LEVY FUNDS FOR THE PROPOSED JUBILEE HALL CAR PARK EXTENSION AT BISHOP'S WALTHAM

CABINET

19 OCTOBER 2016

PORTFOLIO HOLDER: CLLR WESTON DEPUTY LEADER; BUILT ENVIRONMENT

REPORT OF ASSISTANT DIRECTOR (ENVIRONMENT)

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WARD(S): BISHOPS WALTHAM

PURPOSE

On 6 June 2006 Cabinet considered and agreed a Report setting out a spending protocol for Community Infrastructure Levy income (CAB2807 refers). Table 1 in the Report showed the timeframe for agreeing the allocation of CIL funds moving forward but acknowledged that as this year (2016/17) is the first occasion on which a programme has been prepared, it would be necessary for the process to be condensed in order to have an agreed allocation. This Report seeks authority to allocate £50k of CIL income to a proposed scheme to extend the Jubilee Hall car park in Bishop's Waltham as a contribution to the overall costs of delivering the project.

RECOMMENDATIONS:

1. That a supplementary capital estimate of £50,000 in 2016/17 towards the cost of implementing the extension to the car park at Jubilee Hall in Bishop's Waltham be approved, to be funded by the City Council's General Fund share of Community Infrastructure Levy (CIL).

2. That under Financial Procedure Rule 6.4, authority be given to incur capital expenditure of up to £50,000 for the Project, by means of a payment to Bishop's Waltham Parish Council.

## IMPLICATIONS:

### 1 COMMUNITY STRATEGY OUTCOME

- 1.1 The car park extension is consistent with the Built Environment outcome of effective traffic management and support for transport provision and Prosperous Economy outcome of supporting the local economy as it would deliver increased car parking capacity in the town to the benefit of local businesses, and is in line with the Winchester District Car Parking Strategy for Bishops Waltham which states that consideration will be given to a small increase in parking capacity.

### 2 FINANCIAL IMPLICATIONS

- 2.1 The recommendation proposes allocating £50,000 of the Council's received CIL income to support the delivery of the project. Total CIL income received and retained by the City Council General Fund to the end of August 2016 is £622,900.
- 2.2 The total contribution from City Council funds towards the scheme will therefore increase from the existing £50,000 (funded within the Car Parks Major Works Programme) to £100,000. Bishops Waltham Parish Council has committed the remaining £156,000 of the total estimated scheme costs of £256,000. The Parish Council is responsible for the management of the project and any overrun in costs.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 As Local Planning Authority, the City Council collects the Community Infrastructure Levy (CIL) payable by developers as planning permissions are implemented.
- 3.2 The concept of CIL was introduced in the Planning Act 2008, and Regulations made under this Act set out the detailed framework for setting, collecting, and spending CIL money.
- 3.3 Under Regulation 123, the Council is required to prepare a list (the R123 list) of infrastructure on which CIL money may be spent. The fact that an item of infrastructure is not specifically referred to on the R123 list does not prevent CIL money being used on the project.
- 3.4 The Parish Council will be responsible for procuring the work, and complying with procurement rules that apply.

### 4 WORKFORCE IMPLICATIONS

- 4.1 None.

## 5 PROPERTY AND ASSET IMPLICATIONS

5.1 None

## 6 CONSULTATION AND EQUALITY IMPACT ASSESSMENT

6.1 Schemes put forward for CIL funding have been discussed with the Portfolio Holder for the Built Environment.

## 7 RISK MANAGEMENT

<b>Risk</b> (Detail in this column specific risks, under each of these headings)	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property</i>		
<i>Community Support</i>		
<i>Timescales - the car park extension tenders expire in October 2016 and if funding is delayed it may be necessary to re-tender and this could result in increased overall costs. This in turn could adversely affect the delivery of the scheme.</i>	Agree to the allocation of £50k of CIL income to support the project's delivery.	
<i>Project capacity</i>		
<i>Financial / VfM</i>		
<i>Legal</i>		
<i>Innovation</i>		
<i>Reputation</i>		
<i>Other</i>		

## 8 SUPPORTING INFORMATION:

8.1 At Cabinet on 8 June 2016, a spending protocol for CIL was agreed and was summarised in table 1 of that report (CAB2807 refers). This involves a rolling 3-year programme of schemes with spending commitment to projects in year 1 and indicative funding commitments to the projects in years 2 and 3. In future years, planning that programme will begin in April every year and will feed into the usual Council budget setting programme before being formally approved in February the following year. It was acknowledged in the report that this year (2016/17), being the first occasion on which a programme has been prepared, it would be necessary for the process to be condensed in order to have an agreed allocation.

- 8.2 A number of schemes, including some specifically included in the Infrastructure Delivery Plan, have now been identified for possible CIL funding in 2016/17, along with others for years 2 and 3, which will form part of the rolling programme. These proposals will be formally considered and recommended for inclusion in the budget setting process in the report for Cabinet in December. For one of these projects, there is a degree of urgency to take a decision as to whether to commit CIL funding and Cabinet is therefore asked to consider this in advance of that decision. This is the car park extension at Jubilee Hall in Bishop's Waltham which is being carried out by Bishop's Waltham Parish Council. Tendering for the work has already been carried out and the tenders submitted expire at the end of this month (October). If the funding for the scheme is not in place, and the works have to be re-tendered, there is a significant risk that costs will increase and this could adversely affect the delivery of the project. If the scheme is considered appropriate for CIL funding by the City Council (see below), it is reasonable to make that commitment now to avoid re-tendering and possible increases in cost.
- 8.3 The proposal itself relates to an extension to the Jubilee Hall car park to provide some 71 additional parking spaces. Planning permission for these works, along with a new well-being centre, was granted on May 12 2014 (ref: 14/00321/FUL). These additional spaces are required in order to support the local economy and to meet demand and will help free up short term parking in the town, for shoppers and visitors, by allowing season ticket holders of other car parks to be relocated to Jubilee Hall. This will benefit the town centre and other local businesses and in so doing will have a positive effect over a wider area as shops and services located in Bishop's Waltham are of value to people living in other settlements in this part of the District. This principle is consistent with the District's Car Parking Strategy and is timely given the growth planned for Bishop's Waltham which is set out in the Winchester District Local Plan Parts 1 (Joint Core Strategy) and 2 including 500 new homes. This growth will place additional pressures on the town and providing this piece of infrastructure will help accommodate this expansion. The Infrastructure Delivery Plan for PUSH area of the District also refers to supporting community facilities (albeit this is a car park at Jubilee Hall rather than an increase in floorspace of the building itself) and whilst it will free up parking spaces elsewhere in the town it will also make parking easier at the Hall itself.
- 8.4 The scheme is being implemented and managed by Bishop's Waltham Parish Council. The total cost of the scheme is estimated to be approximately £256k. The Parish Council has committed £156k and the City Council has allocated £50k as part of the Car Parks Major Works programme (CAB 2758) leaving a shortfall of about £50k.
- 8.5 This shortfall could be met by the application of a part of the District-wide CIL receipts retained by the City Council which must be allocated to infrastructure projects which support and manage the effects of development. Bishop's Waltham will see significant growth in the next five years in accordance with

the Local Plan. This is an opportunity for the town centre, but it will only be able to flourish if additional infrastructure such as car parking is provided. This is considered to be a strategic growth issue for an important market town, not just a parish issue. It is therefore in accordance with the agreed policy to allocate District-wide CIL funds to the project if Cabinet agrees.

- 8.6 The more comprehensive report on CIL allocation to follow later in the year will include projects of a similar nature where District-wide CIL is recommended for allocation in locations across the district.

## 9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The Parish Council could obtain a larger loan to make up the shortfall in the Project. This would be a reasonable course of action but it is unnecessary if a source of external funding is available. If CIL funding is not allocated the scheme could be delayed and this might result in higher cost (see 8.2) which not be in the interests of those who live, work or visit Bishop's Waltham. It is considered reasonable to use CIL funds to support this project.

### BACKGROUND DOCUMENTS:-

#### Previous Committee Reports:-

[CAB2529 \(LDF\)](#) Community Infrastructure Levy: Adoption of Draft Charging Schedule & Introduction of CIL Charge 4 December 2013

[CAB2569](#) Community Infrastructure Levy – Approval of Regulation 123 List, Instalments Policy and CIL allocations 19 March 2014

[CAB2758](#) Car Parks Major Works Programme – 10 February 2016

[CAB2807](#) Community Infrastructure Levy (CIL) Spending Protocol 8 June 2016

#### Other Background Documents:-

Community Infrastructure Levy Regulation 123 List

<http://www.winchester.gov.uk/search?gsq=regualtion+123+list>

Infrastructure Delivery Plan <http://www.winchester.gov.uk/search?gsq=IDP>

### APPENDICES:

None.