PURPOSE

In April 2014 the Council introduced its Community Infrastructure Levy (CIL) for the part of the District outside the South Downs National Park. This requires certain proposals to make payments to the Council which will be used to deliver infrastructure needed to support the development of the area.

15% of CIL income is passed to the parish councils where qualifying development has taken place (25% in the case of Denmead as it has a neighbourhood plan) and the Council has previously agreed to allocate 25% of its income to Hampshire County Council, 15% to the Town Forum from developments in the Winchester town area and 5% to be used to cover the administrative costs of operating the system (CAB2569 refers).

The remaining funds (District-wide CIL) will be allocated to infrastructure schemes in accordance with the protocol agreed by the Council in June 2016 (CAB2807 refers). This identifies how potential schemes will be assessed and prioritised each year, leading to the development of a rolling 3 year programme which aligns with the Medium Term Financial Strategy and Capital Programme.

Appendix A of this report sets out the proposed programme of schemes which will, or may potentially, be funded, in whole or part, by the Council’s District-wide CIL income.
RECOMMENDATIONS:

1. That the 3 year programme included at Appendix A identifying infrastructure schemes which will, or may be funded in whole or in part, by use of District wide CIL funds (the City Council’s General Fund share of the Community Infrastructure Levy) be approved; and

2. That supplementary budget approval and authority to incur capital expenditure of up to £250,000 for the Wickham scheme and up to £50,000 for the Bishops Waltham scheme, are added to the capital programme in accordance with Financial Procedure Rules 7.2 and 6.4.
IMPLICATIONS:

1   COUNCIL STRATEGY OUTCOME

1.1 Supporting the delivery of infrastructure aligns with the Environment outcome of the Strategy in terms of protecting, enhancing, and respecting the District’s rich heritage and landscape whilst allowing appropriate development to take place and working with our partners to make Winchester a safe and pleasant place to live, work and visit.

2   FINANCIAL IMPLICATIONS

2.1 The programme outlined in Appendix A would incur total of expenditure of approximately £550k. The Council has accumulated District-wide CIL income of £1,743k and envisages receiving £2,631k in 2018/19 and £900k in 2019/20.

2.2 Funds have previously been allocated to three infrastructure projects: the Jubilee Hall car park extension in Bishops Waltham (£50k contribution); Whiteshute Ridge on the edge of Winchester (£25k); and Durngate flood alleviation works in Winchester (£300k contribution). This means that, to date, the Council has committed a total of £375k of the District-wide CIL income to infrastructure projects.

3   LEGAL AND PROCUREMENT IMPLICATIONS

3.1 The proposals in the report comply with the legislative framework for spending CIL money received by the Council.

4   WORKFORCE IMPLICATIONS

4.1 None.

5   PROPERTY AND ASSET IMPLICATIONS

5.1 None unless stated in the proposed 3 year programme included at Appendix A.

6   CONSULTATION AND COMMUNICATION

6.1 As set out for each proposal in the proposed 3 year programme at Appendix A.

7   ENVIRONMENTAL CONSIDERATIONS

7.1 The allocation of funds to support the infrastructure set out in the proposed programme at Appendix A will help to deliver planned sustainable development across the District as set out in the Winchester District Local Plan Part 1 Joint Core Strategy, Winchester District Local Plan Part 2 Development Management and Site Allocations, Regulation 123 List and Infrastructure Delivery Plan.
8 EQUALITY IMPACT ASSESSMENT

8.1 None.

9 RISK MANAGEMENT

<table>
<thead>
<tr>
<th>Risk</th>
<th>Mitigation</th>
<th>Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>Assessed on a project specific basis.</td>
<td></td>
</tr>
<tr>
<td>Community Support</td>
<td>Assessed on a project specific basis.</td>
<td></td>
</tr>
<tr>
<td>Timescales</td>
<td>Assessed on project specific basis</td>
<td></td>
</tr>
<tr>
<td>Project capacity</td>
<td>Assessed on a project specific basis.</td>
<td></td>
</tr>
<tr>
<td>Financial / VfM</td>
<td>Assessed on project specific basis</td>
<td></td>
</tr>
<tr>
<td>Legal</td>
<td>Assessed on project specific basis</td>
<td></td>
</tr>
<tr>
<td>Innovation</td>
<td>Assessed on a project specific basis.</td>
<td></td>
</tr>
<tr>
<td>Reputation</td>
<td>There is a risk that the Council's reputation will be damaged if it fails to use its CIL income in timely and transparent way.</td>
<td>Development of a CIL spending programme which clearly sets out how the Council proposes to prioritize and use its CIL funds. To provide infrastructure which may otherwise not be deliverable which has wider benefits for communities across the district particularly in areas where new development is planned or taking place.</td>
</tr>
</tbody>
</table>

10 SUPPORTING INFORMATION:

10.1 In June 2016, the Council agreed a CIL Spending Protocol, which aligns with the Council’s normal budget setting process, and explains how decisions will be made regarding the use of its District-wide CIL income (CAB2807 refers). The Protocol sets out how infrastructure schemes which could potentially be funded by CIL will be assessed in relation to defined priorities, which will then be developed into a rolling 3 year programme of projects, taking into account projected and received income over this period.

10.2 The Protocol gives priority to infrastructure that has been identified in the Council’s Regulation 123 List and Infrastructure Delivery Plan which is required to support planned development across the District up to 2031, as set out in the Council’s adopted Local Plan, and the corresponding needs of communities where this development will take place. Funds can also be used
to deliver schemes which accord with other corporate plans and strategies. District-Wide CIL is therefore focused on more strategic projects which have wider benefits and, by their nature, these tend to involve significant levels of expenditure. Parish councils for areas where qualifying development takes place receive a portion of the CIL income generated from such development (the neighbourhood portion) and this can be used to deliver smaller infrastructure schemes.

10.3 As with any proposals where capital funding is sought, schemes which are included in the proposed spending programme have been assessed in terms of their deliverability, costs, and availability of alternative funding sources.

10.4 The three schemes included in the programme for this year where funding has already been agreed relate to: the Jubilee Hall car park extension in Bishops Waltham (£50k contribution – approved October 2016); Whiteshute Ridge on the edge of Winchester (£25k); and Durngate flood alleviation works in Winchester (£300k contribution). The programme includes one further scheme for 17/18 which is for a new public car park at the Dean in New Alresford (£250k). Two other schemes for CIL funding in future years have been identified: drainage improvement works in Wickham (£250k); and southern cycle/pedestrian link in Bishops Waltham (£50k). There is some degree of uncertainty around the exact timing and level of costs (CIL contribution) for these last two projects which is why they have not been included for this year. Details of all three schemes are set out in Appendix A.

10.5 The value of the whole programme, including the schemes where funding has been approved already, is c£925k. To date, the Council has received around £1,743k so there are sufficient funds available to comfortably support all the schemes in the programme, with further resource available should other suitable opportunities arise in the short term before the programme is reviewed and up-dated next year.

11 OTHER OPTIONS CONSIDERED AND REJECTED

11.1 Not applicable.

BACKGROUND DOCUMENTS:-

Council’s CIL Regulation 123 List http://www.winchester.gov.uk/planning/cil/


Previous Committee Reports:-

CAB2529(LDF) Community Infrastructure Levy: Adoption of Drafting Schedule and Introduction of CIL Charge 4 December 2013.
CAB2569 Community Infrastructure Levy – Approval of Regulation 123 List, Instalments Policy and CIL Allocations 19th March 2014.


CAB2856 Community Infrastructure Levy Funds for the Proposed Jubilee Hall car park extension at Bishop’s Waltham 19 October 2016.

CAB2940 Allocation of Funds to Durngate Flood Defence scheme Winchester. 5 July 2017.

Other Background Documents:-

None.

APPENDICES:

Appendix A – Proposed CIL Spending Programme.

Appendix B – Actual CIL funds as at 30 June 2017, and projection
Proposed CIL spending programme and schemes which may be suitable for future CIL funding

**Year: 2017/18**
Funding already agreed for Bishop’s Waltham Jubilee Hall car park extension (£50k) Whiteshute Ridge, Winchester, (£25k) and Durngate flood alleviation scheme, Winchester, (£300k)

<table>
<thead>
<tr>
<th>Location</th>
<th>Scheme</th>
<th>Est. total cost</th>
<th>CIL contrib’n</th>
<th>In R123 / IDP?</th>
<th>Supports Local Plan/wider Council strategies, policies and objectives</th>
<th>Delivers infrastructure to support local community/create sustainable communities</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Dean, Alresford</td>
<td>Provision of public car park</td>
<td>c £1m</td>
<td>£250k</td>
<td>Yes</td>
<td>Yes - policy NA2 of Local Plan Part 2, Masterplan for The Dean site and Car Parking Strategy 2014-18. Public consultation undertaken as part of the Local Plan and Master Planning processes.</td>
<td>Yes - supports economic wellbeing of the town centre</td>
</tr>
</tbody>
</table>

**Supporting comments**
Estimated total cost is approximate and based upon just the cost of acquiring and laying out of a c50 space car park. This is part of a redevelopment of a wider site at The Dean. The Council would also be responsible for the running and maintenance of the facility which would need to be met from existing budgets and income.
## Proposed CIL spending programme and schemes which may be suitable for future CIL funding

### Year: 2018/19 & 2019/20

<table>
<thead>
<tr>
<th>Location</th>
<th>Scheme</th>
<th>Est. total cost</th>
<th>CIL contrib’n</th>
<th>In R123 / IDP?</th>
<th>Supports Local Plan objectives</th>
<th>Delivers infrastructure to support local community/create sustainable communities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wickham</td>
<td>Drainage improvements to foul and surface water systems</td>
<td>c £1m</td>
<td>£250k</td>
<td>Yes</td>
<td>Yes – Delivery of Allocated Housing sites in Wickham. Policy WK1 of Local Plan Part 2 and aligns with Housing and Environment outcomes in the Council Strategy. Consultation undertaken as part of the Local Plan process.</td>
<td>Drainage improvements will help deliver planned housing development in Wickham and should also resolve issues which affect existing residents</td>
</tr>
</tbody>
</table>

### Supporting comments
This scheme is being jointly developed by Southern Water, Hampshire County Council, Environment Agency, and the City Council with some funding provided from developer contributions associated with the development of housing sites allocated within Wickham in Local Plan Part 2. The exact cost and means of funding the scheme are to be confirmed but it is recommended that the Council makes a commitment as a contingency to contribute up to £250k towards the project costs.

| Bishop’s Waltham | Southern pedestrian/cycle link | c £500k | £50k | Yes | Yes – would link 5 sites allocated for development in Local Plan Part 2 and aligns with the Health & Happiness and Housing outcomes in the Council Strategy. Public consultation undertaken as part of the Local Plan process. | Providing this link would provide access to the town centre, Priory Park and other developments and facilities, and will create an attractive recreational route for the village |
Supporting comments
The cycle/pedestrian link runs around the south side of the town and will link together a number of sites allocated for housing development in Local Plan Part 2. Most of the funding will be provided by developer contributions associated with the development of these sites, and as part of the housing schemes themselves as they are built out. However it is sensible to provide a contingency of £50k to ensure the entire route can be provided.
<table>
<thead>
<tr>
<th></th>
<th>Received as at 30/6/17</th>
<th>Due q2-q4 2017/18</th>
<th>Potential 2018/19</th>
<th>Potential 2019/20</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIL Admin</td>
<td>145,258</td>
<td>61,481</td>
<td>220,000</td>
<td>75,000</td>
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<tr>
<td>Neighbourhood CIL - Parishes</td>
<td>265,562</td>
<td>115,681</td>
<td>220,910</td>
<td>100,000</td>
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<tr>
<td>Neighbourhood CIL - Town</td>
<td>170,379</td>
<td>69,833</td>
<td>446,272</td>
<td>125,000</td>
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<tr>
<td>Hampshire County Council</td>
<td>580,992</td>
<td>245,654</td>
<td>876,901</td>
<td>300,000</td>
</tr>
<tr>
<td><strong>Winchester district wide</strong></td>
<td>1,742,975</td>
<td>736,963</td>
<td>2,631,000</td>
<td>900,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>£2,905,166</strong></td>
<td><strong>£1,229,612</strong></td>
<td><strong>£4,395,083</strong></td>
<td><strong>£1,500,000</strong></td>
</tr>
</tbody>
</table>

**Committed**

- Bishop's Waltham
  - Jubilee Hall car park 50,000
- Winchester
  - Whiteshute Ridge 25,000
  - Durngate Flood Alleviation 300,000

**Total Committed**: £375,000

**Proposed**

- Alresford
  - The Dean, car park 250,000
- Wickham
  - drainage improvements 250,000
- Bishop's Waltham
  - Southern pedestrian/cycle link 50,000

**Total Proposed**: £550,000