

REPORT TITLE: COMMUNITY INFRASTRUCTURE LEVY – ROLLING 3 YEAR
PROGRAMME OF SCHEMES

31 AUGUST 2017

REPORT OF PORTFOLIO HOLDER: Cllr Caroline Brook, Portfolio Holder for Built
Environment

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WARD(S): ALL

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:

That The Overview and Scrutiny Committee consider the report and make any comments to Cabinet.

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

Risk	Mitigation	Opportunities
<i>Property - Assessed on a project specific basis.</i>		
<i>Community Support - Assessed on a project specific basis.</i>		
<i>Timescales - Assessed on project specific basis</i>		
<i>Project capacity - Assessed on a project specific basis.</i>		
<i>Financial / VfM - Assessed on project specific basis</i>		
<i>Legal - Assessed on project specific basis</i>		
<i>Innovation - Assessed on a project specific basis.</i>		
<i>Reputation - 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.</i>	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..

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/>

Council's Infrastructure Delivery Plan - <http://www.winchester.gov.uk/search?gsq=infrastructure+delivery+plan>

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.

CAB2807 Community Infrastructure Levy (CIL) Spending Protocol 8 June 2016.

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)

Location	Scheme	Est. total cost	CIL contrib'n	In R123 / IDP?	Supports Local Plan/wider Council strategies, policies and objectives	Delivers infrastructure to support local community/create sustainable communities
The Dean, Alesford	Provision of public car park	c £1m	£250k	Yes	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.	Yes - supports economic wellbeing of the town centre
<p>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</p>						

Proposed CIL spending programme and schemes which may be suitable for future CIL funding

Year: 2018/19 & 2019/20

Location	Scheme	Est. total cost	CIL contrib'n	In R123 / IDP?	Supports Local Plan objectives	Delivers infrastructure to support local community/create sustainable communities
Wickham	Drainage improvements to foul and surface water systems	c £1m	£250k	Yes	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.	Drainage improvements will help deliver planned housing development in Wickham and should also resolve issues which affect existing residents
<p>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.</p>						
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

Proposed CIL spending programme and schemes which may be suitable for future CIL funding**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.

	Received as at 30/6/17	Due q2-q4 2017/18	Potential 2018/19	Potential 2019/20
CIL Admin	145,258	61,481	220,000	75,000
Neighbourhood CIL - Parishes	265,562	115,681	220,910	100,000
Neighbourhood CIL - Town	170,379	69,833	446,272	125,000
Hampshire County Council	580,992	245,654	876,901	300,000
Winchester district wide	1,742,975	736,963	2,631,000	900,000
	£2,905,166	£1,229,612	£4,395,083	£1,500,000

Committed

£

Bishop's Waltham	
- Jubilee Hall car park	50,000
Winchester	
- Whiteshute Ridge	25,000
- Durngate Flood Alleviation	300,000
	£375,000

Proposed

Alresford	
- The Dean, car park	250,000
Wickham	
- drainage improvements	250,000
Bishop's Waltham	
- Southern pedestrian/cycle link	50,000
	£550,000