

Community Infrastructure Levy Informal Panel meeting

13th June 2022 at 12pm in The St Giles Room City Offices

Minutes of the meeting

Panel Members Present – Councillor Jackie Porter, (Cllr JP -Cabinet Member for Place and Local Plan) Lisa Kirkman, (LK-Strategic Director) Dawn Adey,(DA- Strategic Director)

Other Officers Present – Simon Finch,(SF-Head Of Regulatory) Corinne Phillips,(CP- CIL Implementation Officer) James Liebetrau (JL- Planning solicitor – via Teams)

CP took the minutes of the meeting.

1. Apologies

Apologies were received from Richard Botham (Strategic Director) and Nicola Waight (HCC)

2. Current Financial Situation

The current financial situation is noted. There was brief discussion regarding the Government's proposed changes to replace CIL with the Infrastructure Levy (IL) as part of planning reforms. This has yet to go through all the required stages to become law. JL highlighted the need to work more closely with HCC to implement infrastructure when the IL does replace CIL. CP has already been in contact with Nicola Waight at HCC regarding the coordination of infrastructure delivery moving forward.

Cllr JP would like to include another councillor on the panel and suggested Councillor Ferguson (Cabinet Member for Community and Housing). CP to follow up

3. Consideration of Community Bids

LK queried why some Parish Councils are asking for additional funding when they have received 15% of the CIL collected from development in their area. Some of the Parish Councils applying for funding in this round of bids have been allocated funding in previous years. SF explained that CIL was intended to support development in an area and that a number of the Parish Councils making bids each year have had a significant amount of development which would justify making bids for additional CIL funding. CP outlined which PC's had been allocated funding in previous years. This included some of the PC's bidding for funding again this year.

3.1 Colden Common Boardwalk

Bidder – Colden Common Parish Council

Bid value - £10,000 (Total cost of project £38,000)

Project summary – The provision of a durable manufactured wood-plastic composite boardwalk on an existing right of way to the east of the village linking to the South Downs National Park, which is often inaccessible due to ground water conditions.

The criteria for CIL funding has been in principle met as the proposal contributes to the provision of enhanced open space (Policy CP7 of the Winchester District Local Plan Part 1) and encourages public access to, and within, the natural environment (CP15 of the WDLP Part 1 relating to Green Infrastructure) as well as levers in funding that would not otherwise be available.

Cllr JP questioned whether this was a scheme linked to planning permission for a Taylor Wimpy housing site in the village which was nearing completion and which required provision of a wooden boardwalk. It was confirmed that the CIL bid was for a different project but that the scheme linked to the planning permission for the Taylor Wimpey development was also constructed using composite material (not just wood which had a shorter lifespan and would need replacing). Cllr JP noted that this is a SINC site and all necessary permissions have been secured. The provision of boardwalk in this location is considered to support development in the Council's area and within the village specifically.

The panel were in agreement that the CIL amount requested of £10,000 should be recommended to Cabinet for approval.

3.2 Colden Common Cycle/Pump Track

Bidder – Colden Common Parish Council

Bid value - £65,000 (Total cost of project £75,000)

Project summary – The provision of a BMX/cycle track on an under-utilised area of woodland accessed from Boyes Lane which is owned by the Parish Council. The proposal meets the CIL funding criteria as it contributes to improvements in built recreational facilities and the provision of enhanced open space (CP7 of the Winchester District Local Plan Part 1). It also supports the Living Well priority of the Council Plan so meets the CIL funding criteria in principle

Colden Common has been allocated CIL funding in the previous rounds of bids. However, there has been significant residential development in Colden Common in recent years in line with the local plan which has increased demand for recreation facilities for all age groups.

The panel discussed the cost of the scheme. Cllr JP was aware of other similar schemes which had a comparable cost. The panel recognised that the facility would provide recreational facilities for an age range which is generally not well catered for. The provision of a BMX/cycle track in this location is considered to support development in the Council's area and within the village specifically.

The panel were in agreement that the CIL amount requested of £65,000 should be recommended to Cabinet for approval.

3.3 Crawley Playground refurbishment

Bidder – Crawley Parish Council

Bid value - £17,332 (Total cost of project £20,508)

Project summary – The project will refurbish and update the existing playground equipment which has been in use for 26 years. The Parish Council was able to update some of the equipment approximately six years ago but much of the older equipment will no longer meet health and safety requirements so will have to be removed if it is not updated.

Although the proposal contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles, and supports the Living Well priority of the Council Plan, Crawley has had no significant development which would justify the allocation of CIL to enhance the village facilities. .

The panel questioned why the cost of maintaining and enhancing the play area is not funded from the Parish precept, which had not been increased for 10 years. The Parish Council were seeking a large proportion of the cost to be funded by CIL, with very little of the funding from other sources, and the project was considered as neither mitigating the effects of new development nor supporting development in the area.

The refurbishing of the existing playground in this location is not considered to support development in the Council's area.

The panel therefore did not support the allocation of CIL for the scheme and therefore the project is not recommended to Cabinet for CIL funding.

3.4 Durley Village Hall car park

Bidder – Durley Parish Council

Bid value - £22,500 (Total cost of project £30,000)

Project summary – The project proposes to provide a new surface to the areas of the car park which are currently unsurfaced and provide the infrastructure for electric vehicle charging points, as well as remarking bays and landscaping.

The panel agreed that the projects seeks to address an existing deficiency with the existing car park and as Durley has had very little development planned or permitted, the works would neither mitigate the effects of development nor support the development in the area.

The resurfacing of the car park, provision of electric vehicle charging points, remarking bays and landscaping in this location is not considered to support development in the Council's area.

The panel therefore did not support the allocation of CIL for the scheme and therefore the project is not recommended to Cabinet for CIL funding.

3.5 Kings Worthy Primary School MUGA

Bidder- Kings Worthy Primary School

Bid value - £120,000 (Total project cost £194,000 approximately)

Project summary- The provision of an all-weather multi-use enclosed sports and games facility (MUGA) within the school grounds, but which can be used by the wider community in the evenings and weekends. The proposal would contribute to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles so in principle meets the CI funding criteria.

Note – Cllr JP left the room for the recommendation regarding funding, due to being a governor at the school.

The value of the bid is almost half of the budget set aside for all of the community schemes for this year. The panel noted that there was a recreation area adjacent to the school, which also had an existing MUGA, which is available to the public at all times. It was also questioned how much a facility within the school site would be available for public use, whether this would be free and if this is wider access is something that could be guaranteed long term if there was a change of management at the school.

The provision of an all-weather MUGA in this location is not considered necessary to support development in the Council's area taking into account existing facilities. The project would also constitute almost half of the funds available for community schemes. On this basis the allocation of funds was not supported by the panel.

The panel therefore did not support the allocation of CIL for the scheme and therefore the project is not recommended to Cabinet for CIL funding.

3.6 Knowle Village cycle /Pump track

Bidder – Wickham and Knowle Parish Council
Bid value - £10,000 (Total project cost £20,000)

Cllr JP re-joined the panel meeting.

Project summary – To provide a basic BMX cycle/wheeled sports track at Knowle with features such as jumps, ramps and table tops to complement the existing skate park. The proposal contributes to improvements in built recreational facilities and the provision of enhanced open space (CP7 of the Winchester District Local Plan Part 1). It also supports the Living Well priority of the Council Plan so meets the CIL funding criteria in principle.

The panel noted that the CIL funding request was for the minimum amount for community led schemes and that the Parish Council was providing half of the additional funding required. SF pointed out that there was housing development planned for Knowle and CP highlighted that Knowle itself has not previously received any CIL funding for infrastructure projects.

The panel agreed that the proposal offered good value for money and the provision of a BMX cycle/wheeled sports track in this location is considered to support development in the Council's area and within the village of Knowle specifically.

The panel agreed that the CIL amount requested of £10,000 should be recommended to Cabinet for approval.

3.7 New Alresford Allotments

Bidder – New Alresford Town Council
Bid value - £25,000 (Total project cost £34,000 approximately)

Project Summary – To provide 25 additional allotments at Spring Gardens for local residents to grow produce and undertake physical activity. The project will require site clearance, the provision of hard standings to accommodate storage, and water connection to and around the site. The proposal contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles. It also leverages in other funds that would not otherwise be available so in principle meets the CIL funding criteria.

The allotments at Spring Gardens are well used by local residents. There is a relatively large residential development proposed for Sun Lane (allocation in the Local Plan), which will also include the provision of land for allotments but this will be some years away from being realised, so the need for new allotments to meet an increasing demand was recognised by the panel. The provision of 25 additional allotments in this location is considered to support development in the Council's area and especially in the town in relation to housing already delivered, currently planned and likely future growth. .

The panel agreed that the CIL amount requested of £25,000 should be recommended to Cabinet for approval.

3.8 New Alresford Memorial Park

Bidder – New Alresford Town Council

Bid value - £111,100 (Total project cost £113,000 approximately)

Project Summary – To re-purpose the site of an old swimming pool which was filled in during the 1970's. The project would provide a water feature, including two pools with a range of plants and timber decking as well as benches and a play area and the reconstruction of the river bank. The project contributes to the provision of enhanced open space (Policy CP7 of the WDLP Part 1) and encourages public access to and within the natural environment (CP15 of the WDLP Part 1) relating to green infrastructure.

The panel noted that the bid for CIL request was to fund almost the entire project and that very little funding was coming from other sources. It was questioned whether the scheme was infrastructure needed to support the local community as the site had not been in use since the swimming pool was filled in during the 1970's.

In conclusion the re-purposing of the swimming pool site in this location is not considered to support sufficiently development in the council's area.

The panel therefore did not support the allocation of CIL for the scheme and therefore the project is not recommended to Cabinet for CIL funding.

3.9 Shedfield Pavilion Extension

Bidder – Shedfield Parish Council

Bid value - £50,000 (Total project cost £423,000 -£500,000 approximately)

Project summary – To extend and redevelop the pavilion at Shedfield Recreation Ground to provide improved changing facilities, toilets and a community facility for other social and leisure activities. The Football Foundation have agreed to match fund the contribution made by WCC CIL. The project has already been allocated £100,000 in 2019 but due to rising costs in the last two years there are not enough funds to complete the build. Quotes have recently been received, which have been above the original quotes obtained when the first bid was made. The project contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles. It also supports the Living Well priority of the Council Plan. It would provide a wider benefit to other communities in the area as it is the only facility of its kind serving Wickham, Shirrell Heath and Waltham Chase where significant development has taken place recently or is planned. The proposal also levers in other funds that would not otherwise be available so meets the CIL funding criteria in principle

Cllr JP stated that she was aware of how much construction and material costs had risen in the last two years. SF pointed out that Shedfield parish has had significant development in the last few years and the panel recognised that this facility served a wide area and a number of villages with limited recreational facilities. It was also noted that the Football Foundation were contributing significant funding.

The extension and redevelopment of the pavilion in this location is considered to support development in the council's area and particularly in the parish and neighbouring settlements in the south of the district.

The panel agreed that the additional CIL amount requested of £50,000 should be recommended to Cabinet for approval.

3.10 Shedfield Recreation Ground access and car park

Bidder – Shedfield Parish Council

Bid value - £21,000 (Total project cost £42,000)

Project summary – The project is linked to the extension of the pavilion at Shedfield and seeks to provide a new tarmacked access road (which is currently gravelled) to the pavilion and a properly constructed and surfaced car park which is also currently just a gravelled area. The project contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles so meets the CIL funding criteria in principle

The panel recognised that the improvement to the pavilion would attract more visitors to the recreation ground which would require an improvement to the access and car park to prevent parking on the highway. The provision of a tarmacked access in this location and in connection with the extension of redevelopment of the existing pavilion is considered to support development in the council's area and particularly in the parish and neighbouring settlements in the south of the district.

The panel agreed that the CIL amount requested of £21,000 should be recommended to Cabinet for approval.

3.11 Wickham access improvements and outdoor gym

Bidder – Wickham Parish Council

Bid value - £20,452 (Total project cost £33,724)

Project summary – To provide an accessible path to the recreation ground and an outdoor gym at the recreation ground. The proposal contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles so meets the CIL funding criteria in principle.

SF highlighted a number of improvements that the Parish Council had made to the recreation ground facilities including tennis courts. CP confirmed that a CIL allocation was also agreed in 2020 to help fund new playground equipment on this site which is well-used. Wickham has significant development currently in progress in a number of locations around the village.

The provision of an accessible path to the recreation ground and outdoor gym in this location is considered to support development in the council's area in Wickham and Knowle in particular. .

The panel agreed that the CIL amount requested of £20,452 should be recommended to Cabinet for approval.

3.12 Winchester Nutshell Arts Centre Kings Walk

Bidder – The Nutshell Arts

Bid value - £70,558 (Total project cost £118,000)

Project summary – Building improvements to the venue in Kings Walk to improve accessibility (including better toilet facilities for all users, the installation of a lift and new box office), and measures to improve energy efficiency (installation of double glazing, energy efficient lighting and a new heating system). The proposal helps to extend and improve local facilities and services which provide opportunities for local communities to access without having to travel excess distances (Policy CP6 of the WDLP Part 1) It also supports the priority of the Council Plan so meets the CIL funding criteria in principle.

The building housing the Nutshell Arts group forms part of the plans for a creative and cultural space as part of the Central Winchester Regeneration and will offer an arts venue available for members of the wider community. There are wider issues to be considered around the current building use, the lease and the long term use of the building. The City Council is the landlord, and although the applicant has consulted the City Council, the panel felt that this should be an internal bid for funding, and the project driven by the City Council.

The panel therefore did not support the allocation of CIL for the scheme and therefore the project is not recommended to Cabinet for CIL funding.

Total agreed by the panel to be allocated to community bids = £201,452.

4. WCC Bids

4.1 KGV Park Plan

Bid Value - £150,000 (Total project cost £200,000)

Project summary – The Park Plan will complement the proposal to replace the two existing pavilions at KGV Recreation Ground with one improved pavilion. (The pavilion has already been allocated CIL funding). The project will include a new perimeter path around the site, access and site entrance improvements and a path linking the KGV site with the new Sports and Leisure Park. Improved signing and information boards will be provided with a nature trail,

play art feature and improved seating and planting. A bid has also been made for £50,000 of CIL funding from Winchester Town Forum funds.

The proposal contributes to improvements in recreational facilities (CP7 of the WDLP Part 1) enabling local communities to live active and healthy lifestyles. The project also contributes to the provision of enhanced open space (Policy CP7 of the WDLP Part 1) and encourages public access to and within the natural environment (CP15 of the WDLP Part1) relating to green infrastructure. It also supports the Living Well priority of the Council Plan in providing well-used public facilities and green spaces for relaxation so meets the CIL funding criteria in principle. .

The panel discussed the merits of the scheme and Cllr JP questioned whether a higher proportion of district CIL should be allocated. SF pointed out that this facility is more likely to be used by local residents, rather than being a facility primarily for the wider district, so the panel agreed that an allocation of £150,000 from the district pot would be appropriate.

The park plan improvement works and provision in this location is considered to support development in the council's area and in particular in Winchester as well as neighbouring areas. .

The panel agreed that the CIL amount requested of £150,000 from the district CIL pot should be recommended to Cabinet for approval.

5. Any Other Business

The panel discussed additional information which would be helpful to the process of making an informed decision regarding CIL funding, which should be included on the CIL application form. This could include links to planning permission where relevant, a location plan and whether a scheme would generate income (for instance from hiring out facilities). The criteria will be reviewed so the form needs updating. CP to follow up with Cllr JP and SF.

The panel also agreed to roll over the funding which was not allocated in this round of bids (£48,548.00) to the next round of bidding in 2023. This will be added to a further £250,000 for the round of bidding, making a total of £298,548 available for community projects.

The meeting finished at 1.45pm.

