

Minutes of the Community Infrastructure Levy Informal Panel Meeting

7th November 2022 at 12pm in the Austin Room City Offices

Panel Members Present: Councillor Jackie Porter (Chair – Cabinet Member for Place and Local Plan), Councillor Paula Ferguson (Cabinet Member for Housing and Communities), Dawn Adey, (Strategic Director) Richard Botham (Strategic Director)

Officers in attendance - Daniel Lucas (Senior Planning and Litigation Lawyer)
Corinne Phillips (CIL Implementation Officer)

Apologies: There were no apologies

St Clements Surgery CIL Bid

The meeting was convened to consider an urgent bid for CIL funding in respect of the public realm works associated with the construction of a new doctor's surgery and primary health care facility at Upper Brook Street, Winchester (to replace the existing St Clements Surgery) due to the timings of schemes and potentially being progressed on site.

Funding Bid Details

A bid has been made for £100k of district CIL funding. This is required to part fund the public realm works (on the public highway) which is being undertaken as part of the project. The total cost of the public realm work is approximately £250k. The construction of the new surgery will be undertaken by Assura Plc, which is a primary healthcare private developer. The highway works have been approved as part of the original planning permission granted in March 2016 and slightly altered (NMA accepted) in September 2017.

The scheme meets the current criteria for CIL funding as follows;

- The proposal contributes towards the delivery of infrastructure by a provider where it can be demonstrated that the infrastructure would not otherwise be provided
- The proposal levers in other funds that would not otherwise be available
- The proposal offers wider as well as local benefits

Cllr Porter and the Panel discussed the minor changes to the scheme layout in relation to the ambulance bay being removed. Ambulances would instead access the site. The layby could be used by the public to drop off patients.

Dawn Adey confirmed that although the public realm works could cost in excess of £250k the council had agreed to only fund up to £100k, which would not increase.

Richard Botham highlighted that the scheme improves the public realm for all users of the highway and footway and not just those accessing the new surgery

Dan Lucas raised a question as to why Winchester Town Forum CIL was not utilised as the surgery was within the town area

Cllrs Porter and Ferguson responded that the surgery and public realm works were of benefit to residents beyond the Winchester Town area (with the surgery having a larger 'catchment' area beyond that of the town and including some outlying villages). The highway and footway works were also of wider benefit. It was therefore concluded that it was appropriate to use district CIL funding.

Cllr Porter pointed out that this was the only doctor's surgery that could be easily reached by public transport.

Dawn Adey confirmed the need to discuss with Parking, the use and formal restriction of the layby to prevent unrestricted parking.

Dan Lucas queried why the bid was not made by Assura Plc. The Panel were satisfied that as the works to be funded were part of the public highway and not within the actual site of the surgery, it was more appropriate for WCC to instigate the CIL bid to part fund the works.

The Panel discussed the way forward with the required Cabinet approval for the Panel recommendation. Dawn Adey to discuss with Estates

The Panel agreed to recommend district CIL funding of £100k to be allocated to the scheme

The meeting concluded at 1pm