

Minutes of the CIL Informal Panel Meeting

Thursday 10th August 2023

Present; Councillor Jackie Porter (Chair and Cabinet Member for Place and Local Plan) Councillor Kathleen Becker (Cabinet Member for Community and Engagement), Dawn Adey (Strategic Director), Sharon Evans (Strategic Director), Corinne Phillips (CIL Implementation Officer)

Apologies received from Matthew Evans (Interim Head of Regulatory)

1) Welcome

Corinne Phillips briefly explained the purpose of the meeting, for those who were attending for the first time and explained the information which had been sent out prior to the meeting. The information sent out, included details of the bids requesting funding, the criteria met, and a brief outline of the development which had occurred in the parish areas where the schemes bidding for funding were located, as well as any previous CIL funding awarded for schemes in those areas. Councillor Porter explained that each bid would be discussed initially and then the Panel would go back once all bids had been initially discussed to decide which bids would be recommended for funding. It was noted that the value of the bids far exceeded to amount if CIL funding available.

2) Consideration of the community schemes

2.1) St John Ambulance Hall – Bishops Waltham. Bid for £200k. This was a community asset which the Parish Council wished to purchase, as it hosted a pre-school group. The Panel agreed that the bid was for a large amount of CIL, and queried whether the Parish Council was using any of its own funding (CIL or otherwise) and whether other HCC funds could be applied for the fund the purchase via match funding. The deadline for the purchase before going on the open market was the 16th July. It was thought that the property was now on the open market website for an asking price more than £200k which was the CIL bid amount. The panel agreed that some CIL funding may be allocated, however more up to date information was considered necessary, as the building itself required accessibility improvements and clarification as to whether income would be generated by the Parish Council from the buildings use if it were to be purchased.

The Panel agreed to provisionally allocate £40,000 of CIL funding towards the purchase of the building pending further information.

2.2) Jubilee Hall – Bishops Waltham. Bid for £80k. The scheme which would be delivered by the Parish Council would provide solar panels and heat pumps for the Jubilee Hall, which is the main community building in Bishops Waltham, which is well used by community groups and the offices of the Parish Council. The Panel noted that 80k was only a proportion of the cost of the project (project cost was c£175k) and that the project met the Council priority of carbon reduction, as well as being of community benefit in an area which has experienced significant development.

The Panel agreed to recommend that £40,000 of CIL funding be allocated to this project to be met from the community pot.

2.3) Temporary Extension of Doctors Surgery – Bishops Waltham. Bid for £217k. This bid for funding has been made by the Integrated Care Board (NHS) as the recent developments in Bishops Waltham has led to a much higher demand than can be met by the existing doctor's surgery. The panel discussed who would ultimately own the portacabins which would be temporarily housed in the doctor's surgery car park, and provide temporary consulting rooms (although likely to be for several years). The ICB had made the bid and had intimated that the portacabins could be utilised elsewhere in the longer term, once a permanent solution to the surgery capacity had been identified. The ICB had no other funding so had applied for the project to be funded in full using CIL. The Panel felt that as this was an urgent issue, with currently no other solution created by the increase in residential development in the area, the CIL funding should be recommended. This would however be taken out of the district CIL pot, and not from the community CIL fund. **The Panel agreed to recommend that £217k of CIL funding be allocated which is to be met from the 10% agreed by Cabinet in July 2023 to be set aside for Community and Health projects.**

2.4) Boyes Lane Recreation ground play equipment – Colden Common. Bid for £90k. The scheme was for the replacement of existing wooden play equipment at the recreation ground on Boyes Lane. The Panel felt that this was largely replacement of old equipment and the bid was for the majority of the cost of the scheme with little funding from other sources. Colden Common has also had a lot of additional CIL funding in the past. **The Panel therefore did not support the allocation of CIL funding.**

2.5) Memorial Park Compton and Shawford - Compton. Bid for £15k. The scheme aims to update the play equipment at the park to introduce inclusive play equipment for disabled users. The Panel felt that this was a good use of CIL and Compton and Shawford have not previously had any CIL funding, despite some development occurring over the last few years. The scheme offered good value for money and levered in funds from other

sources. **The Panel agreed to recommend that £15k of CIL funding be allocated from the community pot.**

2.6) Durley Memorial Hall car park –Durley. Bid for £31.5k. The scheme is essentially for the surfacing of the village hall, although the Parish Council suggested that EV charging points would be accommodated (not actually provided) although the quotes supplied had no mention of any cabling works to support this. The Panel felt that this did not support Council Plan priorities and that there had been little development in Durley which could justify CIL funding. The Parish Council had also not been able to demonstrate sufficiently that the car park is used formally for a ‘Park and Stride’ facility for the local primary school. **The Panel did not support the allocation of CIL funding.**

2.7) Havant Leisure Centre – Waterlooville, Havant. Bid for £200k
The Panel discussed the bid. Councillors had seen the proposals which will see a major extension and improvement of the facilities at the leisure centre, which will be of health and well-being benefit for Winchester residents, as it is close to the border of WCC district. The Panel agreed to the funding requested as it was a small proportion of the overall cost of the scheme and the scheme would be of wider cross border benefit to residents in both the Winchester and Havant area in improving health and well-being. The Panel wished for some kind of recognition that WCC would be contributing to the scheme (WCC logo on the development boards and other signing). The Panel agreed that the CIL funding should be met from the WCC pot and not the community funding pot

The Panel agreed to recommend that £200k of CIL funding be allocated which is to be met from the WCC pot.

2.8) South Winchester Cricket Club – Hursley – Bid for £13,295
The Panel noted that the bid to provide a waterless toilet for use by women’s and children’s cricket teams was because they had to use a separate facility to the men’s facilities at a separate location remote from the main ground. This was questioned by the Panel. It was also felt that as Hursley had seen no development which would warrant support using CIL funds. **The Panel did not support the allocation of CIL funding.**

2.9) Eversley Park Recreation ground – Kings Worthy – Bid for £12k
The Panel noted that the project will provide additional play equipment for disabled users as well as replacing the existing equipment, and was part of an overall renewal and refurbishment of the playground. The Parish Council were funding £100k of the cost. There has been development in Kings Worthy which has generated CIL, and Kings Worthy has had little additional CIL funding in the past. The scheme provided addressed an impact of development beyond that which had been secured through a s106 agreement and levered in considerable additional funding.

The Panel agreed to recommend that £12,000 of CIL funding be allocated to be met from the community pot

2.10) Oliver's Battery recreation ground – Oliver's Battery – Bid for £10,034
The Panel discussed the bid for improvements to the outdoor space at Texas Drive to encourage residents to use the outdoor space for recreation. There has been little development in Oliver's Battery Parish itself, but nearby the development at Winchester Village is close enough to make use of the community facilities that Oliver's Battery offers. The Panel agreed that the project enhanced health and well-being by providing better facilities for those wishing to use the recreation ground for a variety of uses.

The Panel agreed to recommend £10,000 of CIL funding be allocated to be met from the community pot.

2.11) Otterbourne Village Hall – Otterbourne – Bid for £12,850.

The Panel noted that the village hall provided a venue for many clubs, classes and activities such as children's parties and serves a wider area than just Otterbourne. Although there has been limited development in Otterbourne there has also not been any additional CIL spent on projects in the parish. The project was part of an overall refurbishment of the village hall which had already resourced £68,000 from other means. The panel felt that the £12,850 was a good use of CIL to complete the project for the benefit of the wider community.

The Panel agreed to recommend that £12,850 of CIL funding be allocated to be met from the community pot.

2.12) Sparrowgrove and Oakwood Copse – Otterbourne – Bid for £10,296

The Panel were sympathetic to the project. However, CIL funds can only be used to fund the provision of infrastructure and tree surgery is not classed as infrastructure in the regulations. **The Panel did not support the allocation of CIL funding**

2.13) Shedfield Reading Rooms – Shedfield – Bid for £15,000

The Panel considered the bid and noted that the CIL requested was a small proportion of the total cost. The scheme would also increase the energy efficiency of the building. The hall is used by community groups and a polling station. There has been a lot of development in the wider Shedfield Parish and the project would provide a better facility for community groups serving the population of Shedfield.

The Panel agreed to recommend that £15,000 of CIL funding be allocated to be met from the community pot

2.14) Swanmore Allotments – Swanmore – Bid for £12,100

The Panel considered the bid and noted that s106 funding had been secured to part fund the allotments along with the open space but that this was not quite sufficient to provide the all the drainage, composting toilet, fencing,

footpath and car park area rural surfacing required. The CIL funding would top up the funding required and addressed the impact of development in Swanmore beyond that secured through the s106 agreement.

The Panel agreed to recommend that £12,100 of CIL funding be allocated to be met from the community pot.

2.15) Twyford Bus Stops – Twyford – Bid for £10,000

The Panel noted that Twyford is in the South Downs National Park (SDNP) area and should therefore be applying for CIL funding from the SDNP.

However, projects which can be of wider benefit can be funded from WCC CIL. The Panel considered that the use of real time information at the two bus stops on Winchester Road Twyford could increase confidence in using public transport to travel to Winchester and ultimately help reduce private motor vehicle traffic. It would also be useful to monitor if there was an increase in bus passengers as a result of having bus information at the bus stops.

The Panel agreed to recommend that £10,000 of CIL funding be allocated to be met from the community pot

2.16) Twyford village hall – Twyford – Bid for £26,500

As with 2.15, the Panel noted that Twyford village hall is within the South Downs National Park, as well as deciding that the project was largely replacement and maintenance and would not be of wider benefit beyond Twyford, so could not justify the allocation of CIL funding from WCC CIL receipts

The Panel did not support the allocation of CIL funding.

2.17) Wickham Community Centre – Wickham – Bid for £39,717

The Panel considered the bid and noted that there is ongoing development in Wickham and the community centre is the only community facility serving the village and surrounding area. The community centre has benefitted from CIL funding in the past but is well used by all ages for social events, classes and as a polling station. The project will also improve the accessibility of the building for disabled users.

The Panel agreed to recommend that £39,717 of CIL funding be allocated to be met from the community pot

2.18) Wickham Primary School – Wickham – Bid for £21,000

The Panel noted that pre-school has become part of Wickham Primary providing an Early Years Foundation Stage curriculum and accommodating Special Needs Children. The outdoor space cannot be utilised at present as it is not fit for purpose. The increased development has seen a rise in demand for pre-school facilities in Wickham so funding the project would address an impact of development beyond that which has been secured through a s106 agreement.

The Panel agreed to recommend that £21,000 of CIL funding be allocated to be met from the community pot

2.19) St Barnabas Church – Winchester – Bid for £100,000

The Panel acknowledged that this was a busy church offering many opportunities for a number of community facilities. The project aimed to provide a much improved community building. The total cost of the project was high with most of the funding (70%) coming from other resources, with the church itself providing most of this. The Panel were unable to recommend the allocation of all of the funding requested, due to the number of bids received this year but agreed to recommend allocating half of the CIL requested.

The Panel agreed to recommend that £50,000 of CIL funding be allocated to be met from the community pot.

2.20) St Matthews Fields MUGA – Winchester – Bid for £130,000

The panel were aware that this bid was not straightforward, as the site is owned by the city council. The bid has been made by a campaign group and claims that the project will be delivered by the Natural Environment and Recreation Team is not correct, as this scheme is not part of the work programme. There is also not universal support from Winchester Town Forum. The Panel agreed that this project could not be taken forward at this time. However, it may form part of the Town Forum work plan in future but would need prioritising, programming and funding identified (which could be via an internal bid for CIL at a later stage). **The Panel did not therefore agree to recommend CIL funding for this bid at this time.**

2.21) Winchester Rugby Football Club – Winchester – Bid for £18,674

The Panel noted that planning permission had been granted for new flood lights which would allow greater use of the facilities at the club, all year round. There was also significant additional funding from other sources.

The Panel agreed to recommend that £18,674 of CIL funding be allocated, to be met from the community pot.

Total Amount of CIL recommended to be allocated from the community pot = £296,341 (This includes the provisional sum of £40,000 for Bid number 1) This funding will be allocated from the £300,000 already agreed by Cabinet in September 2022

The amount of CIL recommended to be allocated from the ring-fenced 10% of CIL for Community and Health projects = £217,000

Total amount of CIL recommended to be allocated from the ring-fenced 10% of CIL for Community and Health projects = £200,000 for Waterlooville Leisure Centre

3) Consideration of Winchester City Council Bids

3.1) Winchester Movement Strategy – Bid for £2m

The Panel were reminded that a recent Cabinet report detailing changes to the strategic allocation of CIL funding had been agreed. The report had recommended that the remaining unallocated CIL and future CIL receipts will be divided in to three spending pots which will get a percentage of the CIL retained by the city council. Cabinet had agreed to allocate 30% of retained CIL to support HCC projects, 10% of retained CIL to Health and Community projects and 60% of the retained CIL would be used for city council projects.

This meant that there was currently approximately £2.2m of CIL which could be used to support HCC projects including those coming forward as part of the Winchester Movement Strategy. The Panel were however concerned that recommending the allocation of £2m for the WMS would leave little funding for district projects including transport projects. Bids for individual transport projects had also come forward in the latest round of bids, which were requesting an additional £700k in total. The Panel agreed that all highway bids should be considered at a separate meeting following the prioritisation of schemes and discussions with the County Council. Highway schemes are very expensive to implement, and it was important not to allocate all the CIL available on a 'first come, first served' basis. **The Panel did not agree to the allocation of £2m for the WMS but there will be further meetings to discuss the priority of highway schemes both in the town area and district wide**

3.2) Refurbishment of public conveniences in various locations in the town and district. Bid for £410,000

The Panel considered this bid which will also be part funded from the car parks budget (as some toilets are located in the car parks including at the Park and Ride car parks). The Panel agreed that the overall improvement of the toilets in numerous locations in the town and district was of wider benefit to residents and visitors alike. The project will also introduce water and energy efficiency measures and make the toilets more accessible for disabled people and those with children. **The Panel agreed to recommend that £410,000 of CIL funding be allocated, to be met from the WCC pot**

3.3) Contra-flow cycle lane and loading bay – Upper High Street Winchester – Bid for £300,000

Although the funding bid was submitted by the Transport team at WCC, this is an HCC scheme, and forms part of the WMS. The panel had some concerns regarding the design of the scheme as it left a narrow footway of 1.5m (the minimum width permitted) on a busy part of the High Street. It was questioned how the contra-flow cycle route, which is a relatively short length, would link up to other cycle routes, which may be proposed and the cost involved for the

scheme. **The Panel agreed to defer making a decision pending further information and meetings**

3.4) Bus Shelter upgrades for Cromwell Road and Andover Road – Bid for £21,000

The Panel considered the bid which would replace old and outdated shelters with modern shelters incorporating seating. The Panel considered that the bid supported the priorities of the council plan in supporting more sustainable travel. **The panel agreed to recommend that £21,000 of CIL funding be allocated to be met from the WCC pot.**

3.5) Meadowside Leisure Centre – Air source heat pumps and solar panels

The Panel considered the project and agreed that it would support the Council's priority to reduce carbon emissions and increase energy efficiency. **The Panel agreed to recommend that £60,000 of CIL funding be allocated, to be met from the WCC pot.**

3.6) New access road and drainage for a rural affordable housing site at Waterloo Lane, Micheldever – Bid for £250,000

The Panel discussed the bid, which would fund a project to provide and access road and new mains drainage which would allow nine affordable homes to be built on a rural exception site. Additional parking would also be provided. The currently unmade track also serves privately owned properties that would benefit from the upgrade of the access, parking and mains drainage. The panel queried whether the owners of the properties have been asked to contribute as they would be gaining significantly from the proposals. This was not made clear from the information on the form. The Panel were concerned that the amount of funding required to provide nine homes was a large amount and that the existing private householders would benefit significantly from public funding. It was suggested that additional information was required and possibly a meeting with Housing. **The Panel did not therefore make a recommendation regarding CIL funding and requested further information**

Total amount of CIL recommended to be allocated from the WCC overall pot = £491,000

4) Highway Bids – Waltham Chase and Twyford

Two further highway bids had been received which were sent in jointly by HCC and Parish Councils for Shedfield and Twyford. These were bids totalling £400,000 for pedestrian crossing phases at existing traffic signals and a new crossing/traffic islands. **The Panel decided that there needed to be a separate meeting to discuss all the highway bids which had been received to discuss a way forward.**

The meeting concluded at 3.40pm

NOTE

CAB3360 had already agreed to the allocation of £300,000 for the fifth round of community schemes. The projects recommended by the Panel for funding from the community fund had a value of £296,341, leaving £3659 from the £300,000 already allocated.

In July 2018, Cabinet agreed to split the remaining unallocated CIL in to 3 'pots' to support HCC projects (30%) Community and Health projects (10%) and WCC projects (60%)

The table below shows the amount of CIL remaining, divided into the 3 pots but taking in to account the £300,000 already allocated in September 2022 for this round of community bids

Table 1 - Allocations of remaining CIL to designated pots at end of July 2023 (As agreed by Cabinet in July 2023 - CAB3385) and projects allocated funding in August 2023

Remaining CIL unallocated at 31st July 2023		
= £7,433,238		
Allocation for HCC/WCC agreed Projects (30%)	Allocation for Community and Health Projects (10%)	Allocation for WCC led Projects (60%)
CIL available to allocate £2,229,971	CIL available to allocate £743,323	CIL available to allocate £4,459,943
Allocations recommended by the Informal Panel on 22nd August 2023	Allocations recommended by the Informal Panel on 10th August 2023	Allocations recommended by the Informal panel on 10th August 2023
Amount allocated in total High Street Winchester contra-flow cycle lane £300,000	Amounts recommended by CIL Panel (in total) on 10/08/23 = £296,341 (this amount comes out of the existing £300,000 already allocated by Cabinet in September 2022- CAB3360 refers). This leaves £3659 unallocated Additional CIL allocated Bishops Waltham surgery	Amount allocated in total £491,000 Toilet Refurbishment district wide £410,000 Bus Shelter replacements Winchester £21,000 Meadowside Leisure Centre decarbonisation £60,000

	£217,000 Waterlooville Leisure Centre £200,000	
Remaining uncommitted amount = £1,929,971	Remaining uncommitted amount = £329,982 (£743,323 -£417,000= £326,323 £326,323 + £3659= £329,982	Remaining uncommitted amount = £3,968,943

Minutes of the additional CIL Informal Panel Meeting

Tuesday 22nd August 2023

Present; Councillor Jackie Porter (Chair and Cabinet Member for Place and Local Plan) Councillor Neil Cutler (Deputy Leader and Cabinet Member for Finance and Performance), Councillor Kelsey Learney (Cabinet Member for Climate Emergency) Dawn Adey (Strategic Director), Simon Hendy (Strategic Director),

Officers attending; Corinne Phillips (CIL Implementation Officer) Andy Hickman (Head of Programme)

Others Invited; David Jowsey, Hampshire County Council

1) Introductions and welcome

Councillor JP briefly outlined the purpose of the meeting and thanked DJ for attending. The meeting had been called to discuss the bid for funding for the contra-flow cycle scheme and for members of the Informal Panel to ask questions about the scheme and funding.

2) High Street Contra-flow cycle scheme bid for £300,000

AH outlined that the High Street scheme was part of a package of measures, and was a priority for Cycle Winchester. Consultation on the Winchester Movement Strategy has prioritised cycling and walking measures. The scheme for the High Street is one of the highest priorities in the Movement Strategy for cycle connectivity. Funding of £200,000 has been awarded by the government for this scheme and it should have been spent by now. Not spending the £200,000 may damage HCC's reputation.

Councillor JP and Councillor NC expressed concern about the cost of the scheme. DJ agreed it was expensive but pointed out that extensive traffic management works would be required and a possible 10 week closure of the High Street, in addition to material costs.

Councillor JP also expressed concern about footway widths for the scheme which will be reduced to accommodate the loading bay and cycle route.

DJ explained that although the footway on the plan was 1.5 metres wide (the minimum width permitted) there was an area of footway which although not part of the highway, went beyond the highway boundary and allowed extra width for pedestrians. The loading bay will be the same height as the footway so can be used by pedestrians when there are no HGV's parked. The loading hours are very limited (3 hours per day in total).

DA asked how this bit of cycleway will connect to the rest of the cycle network. DJ explained that it was hoped there would be a further scheme to link this bit of cycleway to Jewry Street and a wider route through the city. This will require junction changes at Jewry Street and Southgate Street, so would be expensive. HCC surveys indicate that 30-40 cyclists per day use this route at present. Councillor KL clarified that the proposed scheme also linked to Trafalgar Street and St Cross Street, as well as Staple Gardens, which was a route she used.

Councillor JP questioned whether the drainage would be made worse by the scheme. DJ confirmed that the drainage would be unaffected.

DA enquired as to whether the CIL would come from the recently ring-fenced 30% of CIL for supporting HCC projects. CP confirmed that it would as it forms part of the wider plan for the LCWIP. HCC intended to apply for more CIL funding for the LCWIP and DJ thought that there would be other funding streams identified for capital funding of projects.

DA wanted it to be included on signing for the scheme construction that the city council had provided funding and on any publicity.

Councillor NC enquired as to the costs of the scheme, which may not end up being as much as first identified. It was questioned as to whether a lower amount of CIL would be required, if CIL was the last pot of funding to be used to top up the required funds. DJ clarified that it was likely the cost of the scheme would be at the upper limit due to inflationary pressures, but if costs go too high the scheme may not happen.

SH queried whether the level of fees were normal. DJ confirmed that they were. SH queried whether any left over CIL could be used elsewhere. CP clarified that CIL funding was allocated for specific schemes so could not be

used elsewhere. The CIL allocated will not be able to go higher than £300,000.

DJ confirmed that after surveys would be done to confirm if the number of cyclists using the route had increased.

The Panel agreed to recommend the allocation of £300,000 for the scheme in Upper High Street to provide a contra-flow cycle route between Tower Street and Staple Gardens.

The meeting concluded at 3.20pm and AH and DJ left. It was decided that the remaining highway bids for pedestrian crossing facilities at Waltham Chase and Twyford would not be discussed by the Panel, pending meetings with HCC to agree district wide highway priorities.