

CIL Infrastructure Projects Document

Introduction

1. Cheshire East Council (the council) is in the process of gathering evidence to introduce a Community Infrastructure Levy (“CIL”).
2. In order to introduce a CIL charge in Cheshire East, the council as a charging authority should set CIL rate(s) which do not threaten the ability to develop viably the sites and scale of development identified in its Local Plan (in this case, the Local Plan Strategy). In line with the Planning Practice Guidance (“PPG”), the council has drawn upon its Infrastructure Planning evidence that underpins the Local Plan Strategy (“LPS”) to justify the decision to establish a CIL charge in the borough. The purpose of this note is to show that there is an infrastructure gap utilizing the Council’s Infrastructure Delivery Plan (July 2016 update) that justifies, in principal, the introduction of a CIL charge in the borough, subject to detailed viability work.
3. National Planning Practice Guidance (PPG) makes it clear that a CIL examination should not look to re-open infrastructure planning issues that have already been considered in putting in place an adopted Local Plan.
4. The LPS sets out the Vision, Strategic Priorities, Spatial Strategy and policies for the development of the Borough up to 2030. The LPS and supporting evidence has identified the infrastructure needed to support the scale of development proposed and has indicated how the infrastructure will be delivered.
5. An Infrastructure Delivery Plan (“IDP”) (July 2016 update) was completed as evidence of the infrastructure needed to support development promoted as part of the LPS. The IDP builds on the work contained in the Local Infrastructure Plan; Baseline report produced by the council in 2011.
6. The IDP explains the methodology and sets out the required infrastructure projects, with details of funding, timing and delivery, in line with the advice in the PPG. The IDP includes a list of infrastructure needed to support the amount and distribution of housing and economic development planned for Cheshire East up to 2030. This was considered through the examination in public on the LPS.
7. Infrastructure projects from the IDP have been reviewed to determine the draft Regulation 123 list. The Regulation 123 list details the infrastructure that may be partially or fully funded via the Levy. The council will continue to deliver infrastructure projects not included on this list from other sources of funding, such as site specific legal agreements (Section 106 agreements or

other planning obligations) and funding streams, such as Local Enterprise Partnership funding and the council's Capital Programme.

Approach

8. The starting point for preparing a Regulation 123 list of projects to be funded by CIL is to demonstrate that there is a funding gap in the provision of infrastructure required to support new development.
9. The PPG notes that the role of the Regulation 123 list and infrastructure work is to provide evidence on the potential funding gap to justify a future CIL charge. This document will not look to publish the entire infrastructure required to support the proposals in the LPS as much of this evidence is already set out in IDP.
10. Inclusion of a project or type of infrastructure on the Regulation 123 list does not constitute a commitment on behalf of the council to fund it, either in whole or in part through CIL. Additionally, the list does not identify priorities for spending. Projects will be reviewed and selected for funding in light of CIL receipts and priorities at the time.
11. The IDP includes funding costs for schemes up to the date of its most recent update in July 2016. It is recognised that schemes may have been given planning permission since July 2016 but not to such an extent as to materially change the reason or justification for establishing a CIL charge.

Overall Infrastructure Costs

12. There are very few schemes in the IDP and associated schedules that are fully funded. The funding gap is the difference between the cost of the infrastructure and the amount of funding received for it. It should be borne in mind that the costings of several projects are yet to be confirmed and therefore the funding gap is likely to be greater than that indicated in Table 1 (below).
13. The Government recognises that there may be uncertainty in pinpointing other infrastructure funding sources, beyond the short term. Whilst table 1 (below) shows the cost of infrastructure and demonstrates an overall funding gap at present, it is recognised that other funding streams may become available, over time, to contribute towards funding infrastructure. The funds needed to cover the funding gap cannot all come from developer contributions and / or CIL and therefore other funding sources need to be investigated.

Category	Type	Funding Gap
Physical	Transport	£230,450,000 to £308,422,000
	Energy	£930,000 to £1,140,000
	Water	£15,000
	ICT/digital	£0

Social	Education	£103,815,750
	Health	£17,552,900
	Community facilities	£0
	Recreation and sporting facilities	£20,000,000
Green	Open spaces	£0
Total		£372,763,650 to £450,945,650

Table 1: Infrastructure funding gap as identified in the Infrastructure Delivery Plan (July 2016 Update)

Infrastructure Project List

14. This section outlines the infrastructure project list, which includes estimated project cost, the funding that is potentially available and funding gap that CIL may contribute to. The list has been sub-divided in line with the approach of the IDP;

Category	Type	Explanation
Physical	Transport	Roads and other transport facilities
	Energy	Electricity and gas suppliers
	Water	Water supply and wastewater treatment, flood risk management
	ICT/digital	Broadband/wireless
Social	Education	Primary and secondary schools
	Health	Primary care (General Practitioners and associated clinics)
	Community facilities	Libraries, cemeteries and crematoria
	Recreation and sporting facilities	Indoor sports facilities and sports pitches
Green	Open spaces	Allotments and amenity open space

Table 2: Infrastructure Project / Type list

Physical

Transport (Roads and Other Transport Facilities Including Public Transport Provision)

15. The provision of new transport infrastructure, as well as the maintenance and upgrade of existing infrastructure to serve existing and future users has been identified in policies contained within the LPS, alongside the IDP and Local Transport Plan. Policy CO2 (Enabling Business Growth through Transport Infrastructure) of the LPS notes how supporting schemes outlined within the IDP will enable development and mitigate the potential impact of development proposals.

16. The focus of the list set out in table 3 (below) is those schemes identified as priority 1 in the IDP. The following table sets out the infrastructure project which is proposed to form part of the regulation 123 list with an estimated funding sources and the identification of a funding gap that CIL will contribute towards closing.

Infrastructure Project	Estimated Cost	Project Summary	Estimated funding from existing sources	Funding gap that CIL will contribute towards
B5077 Crewe Road / B5078 Sandbach Road North Junction Improvements (Alsager)	£400,000	Identified as a priority 1 scheme in the IDP	None	£400,000
Improvements to A5020 Weston Gate Roundabout (Crewe)	£2.5 million		None	£2.5 million
Macclesfield Town Centre Movement Strategy	£24 million		None	£24 million
Burford Junction Improvements, to include complementary improvements on surrounding network (Nantwich)	£2.5 million		£2 million developer contributions secured	£500,000
Alvaston roundabout junction improvements (Nantwich)	£1.6 million		£1.45 million developer contributions secured	£150,000
Peacock roundabout junction improvements (Nantwich)	£750,000		£650,000 in developer contributions secured	£100,000
A34 / A538 West Junction Improvements (Wilmslow)	£1.5 million		None	£1.5 million
A34 / Alderley Road /	£3.5 million		None	£3.5 million

Wilmslow Road (Wilmslow)				
Crewe Bus Station Relocation	£3.3 million		None confirmed but Local Enterprise Partnership funding bids ongoing	£3.3 million
Canal towpath improvements <ul style="list-style-type: none"> Macclesfield Canal Shropshire Union Canal Trent and Mersey Canal 	£900,000 £165,000 £400,000 Total Canal Townpath Improvements – £1.32 million	Part of the walking and cycling infrastructure identified in the IDP	£21,500 from grants spent on the scheme £125,000 secured through S.106 for section in Elworth	£1.32 million
Total Transport Funding Gap				£37.27 million

Table 3: Transport Schemes

Energy (electricity and gas suppliers)

- The supply of electricity is managed through a series of local networks across the UK; parts of Cheshire East fall within the areas of three Distribution Network Operators, namely Scottish Power, Electricity North West and Weston Power distribution.
- The supply of gas is managed at a regional level by gas distribution networks. National Grid is the gas distribution network for Cheshire East responsible for the supply of gas across the Borough.
- The IDP identified a funding gap of £930,000 to £1,140,000 for energy projects associated with the LPS. The main source of funding and confirmation of the estimated cost of provision would be undertaken on a case by case basis and supported, in large part, by developer contributions such as S.106 agreements and not through CIL payments at this time.

Water (water supply and wastewater treatment, flood risk management)

- United Utilities is the water company for the North West responsible for the provision of water and wastewater services. United Utilities have schemes programmed and costed to provide sufficient capacity for the LPS and so therefore no payments, through CIL are required at this time.
- There are a variety of organisations involved in managing flood risk across the Borough. These include the Environment Agency, United Utilities and Cheshire East Council alongside other partners. The IDP identified a catchment flood risk study and appraisal funded by grant

payments and developer contributions. Therefore, no payments through CIL are sought at this time.

ICT / Digital

22. Policy CO3 (Digital Connections) of the LPS notes the importance of leading edge digital communication networks to support the need of businesses and communities. The policy states that developers will be required to work with providers to deliver the necessary physical infrastructure to accommodate information and digital communications. The delivery of such infrastructure will be considered on a case by case basis delivered through S.106 agreements and therefore no CIL payments will be sought, at this time.

Social

Education

23. Cheshire East Council as a Strategic Commissioner of school places has a statutory duty to review the need for school places in its area and to establish future demand. All schools are required to contribute to an annual survey of the number of pupils on roll. The data is assessed by the Department for Education to determine the level of Capital funding allocated to local authorities. The Basic Needs Programme provides funding for education which can then be spent on projects to meet demographic changes. The Basic Needs programme is not intended to be used to meet housing development generated capacity requirements and a contribution is expected from development using a pupil yield formula.

24. The IDP has undertaken a high level assessment of pupil numbers which will be supported by a detailed assessment at the time of the submission of individual planning application(s). There are currently uncertainties in the provision of primary and secondary schools in relation to the future establishment of new free schools and ongoing academisation (where schools become independent of the Local Education Authority).

25. Informed by the IDP, the LPS has identified through planning policy where direct school provision is required. A number of site policies, contained within the LPS contain specific policy items relating to primary / secondary school provision. Following consultation with the council's education team, a list of schemes have been identified as future candidates for future CIL funding as set out in table 4 below:

Infrastructure Project	Estimated Cost	Project Summary	Estimated funding from existing sources	Funding gap that CIL will contribute towards
South Macclesfield Development Area	£3.2 Million	Site CS8 in the LPS – New one form entry Primary School	None in the IDP	£3.2 million
Back Lane / Radnor Park	£3.2 Million	Site CS44 in the LPS – Primary School	£165,000 from S.106	£3.035 million
Giantswood Lane to Manchester	£3.2 Million	Site CS46 in the LPS – Primary	None in the IDP	£3.2 million

Road		School		
Total Education funding gap				£9.435 million

Table 4: Education Schemes

Health

26. There are two main types of health services provided by the NHS in Cheshire East. There are community based services and hospital based services. Community based services are mainly commissioned by the two Clinical Commissioning Groups and NHS England:-

- Eastern Cheshire Clinical Commissioning Group
- South Cheshire Clinical Commissioning Group
- NHS England

27. The hospital based services provided in Cheshire East are primarily provided by Mid Cheshire Hospitals NHS Foundation Trust and East Cheshire NHS Trust.

- The Mid Cheshire Hospitals NHS Foundation Trust operates the hospitals in Crewe (Leighton) and the Victoria Infirmary at Northwich as well as the Elmhurst intermediate care centre in Winsford.
- The East Cheshire NHS Trust operates hospitals in Congleton, Knutsford and Macclesfield.
- The East Cheshire NHS Trust also manages the community services in East Cheshire (formerly known as Cheshire East Community Health to 31 March 2011)

28. During 2016, Clinical Commissioning Groups and NHS England engaged with the council and identified infrastructure capacity requirements arising from the housing developments in the LPS. This is summarised in table 5 (below) and focused around primary care provision. In the development of the Charging Schedule, the council has engaged with Clinical Commissioning Groups and NHS England to confirm the approach to future CIL funding.

Infrastructure Project	Estimated Cost	Project Summary	Estimated funding from existing sources	Funding gap that CIL will contribute towards
NHS Eastern Cheshire Clinical Commissioning Group Area Primary Care Requirement (capital cost)		Primary Care provision	None in the IDP	£7.99 million
Macclesfield	£2.37 million			
Congleton	£2.57 million			
Handforth	£1.26 million			
Wilmslow	£524,400			
Knutsford	£552,000			
Poynton	£380,100			

Holmes Chapel Total	£341100 £7.99 million			
NHS South Cheshire Clinical Commissioning Group Area Primary Care Requirement (capital cost) Crewe Alsager Middlewich Nantwich Sandbach Total	£4.44 million £1.16 million £1.10 million £1.20 million £1.62 million £9.52 million	Primary Care provision	None in the IDP	£9.51 million
Total Health funding gap				£17,552,900 million (rounded)

Table 5: Health Schemes

Community Facilities

29. Community facilities, such as cemeteries / crematoria and libraries were considered through the IDP determining that provision could be addressed through individual sites rather than through strategic provision through the LPS or associated IDP. Therefore, no payments through CIL are sought at this time.

Recreation and Sporting Facilities

30. The contents of the IDP reflect the emerging findings of the council's Playing Pitch Strategy and Indoor Sports Strategy / Facilities Statement for indoor and leisure provision. The projects referenced below cover the required additional and improved provision needed to address existing deficiencies and increased demands associated with a growing population.

Infrastructure Project	Estimated Cost	Project Summary	Estimated funding from existing sources	Funding gap that CIL will contribute towards
Investment in leisure centre and athletics stadium at Macclesfield	£4 million	Some further investment in the existing Leisure Centre and athletics stadium	None identified in the IDP	£4 million
Total for recreation and sporting facilities				£4 million

Table 6: Recreation and Sporting Facilities

Green

31. Provision of green infrastructure and open spaces are recognised as vital in supporting the quality of place in the Borough. The council aims to deliver good quality and accessible ecosystems, open and green spaces through the contribution of individual developments delivered through Section 106 agreements / planning conditions. Therefore, no payments through CIL are sought at this time.

CIL project gaps

32. Taking the identified areas from the IDP into account, the following infrastructure gap has been identified that CIL monies could contribute towards funding:

Infrastructure	Funding gap
Highways	£37.27 million
Education	£9.435 million
Health	£17.55 million
Recreation and Sports Facilities	£4 million
Total	£68.255 million

Table 7: CIL Project Gaps

33. Table 7 notes that there is a funding gap of circa £68 million that CIL could be used to contribute towards, therefore justifying the introduction of a future CIL charge in the borough.