

<b>REPORT TO:</b>	<b>Planning Policy Committee 26 September 2024</b>
<b>SUBJECT:</b>	<b>CIL Infrastructure Investment Plan (IIP 2025-2027)</b>
<b>LEAD OFFICER:</b>	<b>Zac Ellwood (Interim Head of Planning Policy)</b>
<b>LEAD MEMBER:</b>	Cllr Gill Yeates (Chair of Planning Policy Committee)
<b>WARDS:</b>	All
<b>CORPORATE PRIORITY / POLICY CONTEXT / CORPORATE VISION:</b>	
<p>The recommendations supports:-</p> <ul style="list-style-type: none"> <li>• Improve the Wellbeing of Arun;</li> <li>• Supporting our environment to support us.</li> </ul>	
<b>DIRECTORATE POLICY CONTEXT:</b>	
<p>The Community Infrastructure Levy receipts and priority spend within the council's Infrastructure Investment Plan (IIP) will help to deliver infrastructure through working together with agencies and partners investing in delivering infrastructure facilities. This will promote active healthy lifestyles, including leisure, arts and culture and deliver housing and other needs while enhancing the quality of heritage and the natural and built environments and promoting economic growth, in a sustainable manner.</p>	
<b>FINANCIAL SUMMARY:</b>	
<p>The projects are to be funded from CIL receipts apportioned and capped to actual CIL receipts. However, there may be implications for allocation of CIL funding priorities from the projects to be included on the Shortlist that exceed delegated authority (i.e. projects over £25,000) and require approval via Full Council in accordance with Governance procedures.</p>	

## 1. PURPOSE OF REPORT

- 1.1. This report seeks the Committee's agreement of the full update to the council's three-year Infrastructure Investment Plan (IIP 2025/27), following an eight-week stakeholder consultation (1 February to 1 April 2024). The IIP 2025/27 allocates Community Infrastructure Levy (CIL) funds to key infrastructure projects, assessed and prioritised using submitted evidence, for delivery within the three-year period. Following the Committee's agreement, the IIP 2025/27 will need to be referred to Full Council for approval.

## 2. RECOMMENDATIONS

- 2.1. Planning Policy Committee resolves to agree:

1. The Arun Infrastructure Investment Plan (for the period 2025-2027) and that it be referred to Full Council for approval before publication on the council's website.

### **3. EXECUTIVE SUMMARY**

- 3.1 Arun District Council (ADC) became a Community Infrastructure Levy (CIL) Charging Authority in April 2020. A CIL Governance process was approved at Full Council on 25 January 2021 which set out how CIL receipts will be prioritised and allocated towards infrastructure projects. This process includes Arun District Council undertaking informal consultations with infrastructure providers and Town/Parish Councils through inviting project bids and supporting evidence, to help identify a three year programme of infrastructure projects eligible for funding and prioritisation. This programme is called the Infrastructure Investment Plan (IIP 2025/27).
- 3.2 Following an eight week stakeholder consultation (February to April 2024) two updates for existing projects were received and bids for two new projects submitted. These have been assessed and prioritised where they meet the eligibility criteria for inclusion either on the 'Priority Shortlist' or 'Baseline Longlist'. Collectively these will form an updated IIP for the financial years 2025 to 2027.

### **4. DETAIL**

- 4.1 The IIP 2025/27 preparation process included ADC undertaking formal consultations with infrastructure providers and Town/Parish Councils, inviting project bids and supporting evidence, to help identify infrastructure projects eligible for funding and prioritisation assessment.
- 4.2 For existing and new project proposals to be assessed following the consultation, they must meet the definition of Infrastructure as defined in the Planning Act 2008 (e.g. provision of waste handling facilities, health and emergency service facilities, transport footpaths/cycle routes, green infrastructure and play areas etc.) in order for them to be eligible for ADC CIL funding, which can help to support the delivery of the Local Plan or Neighbourhood Development Plan.
- 4.3 If a project is already included in the IIP and has been updated, or there is a new project bid, prioritisation assessment will depend on the robustness of the supporting project procurement timetable, degree of fit with prioritisation eligibility criteria, and any necessary engagement with other stakeholders affected (e.g. residents and businesses) and infrastructure providers where relevant (e.g. West Sussex County Council, the applicable Town or Parish Council, Fire, Police or Health authority/body). A proforma is provided and information must be submitted in the correct format to ADC (Background Paper 1).
- 4.4 There are currently three extant infrastructure projects on the Priority Shortlist
- 16/IDP/ES Relocation or redevelopment of Littlehampton Fire Station;
  - 12a/IDP/WM Littlehampton Waste Recycling Centre;
  - 18/ADC/TI Route 8: Active Travel Route (safe cycling) from Arundel to Littlehampton via Ford Station).
- 4.5 Following the current IIP 2025/27 update consultation, officers received cost and project updates for two existing projects on the Baseline Longlist:

- £30K for play park enhancement at Lion's Den Play Park in Littlehampton (this is a 50% reduction on the previous bid figure);
- £3m for a Sports Hub at Palmer Road, Angmering.

4.6 The council also received bids for two new infrastructure projects to be assessed and prioritised:

- £30k for a new project at Ferring Village Green Play Area from Arun Parks & Greenspace as identified in the ADC Play strategy 2018-2028; and
- £135k for provision of pavement/improvements at Horsemere Green Lane from Climping Parish Council. There is also a S106 contribution towards this project.

4.7 Available CIL receipts (i.e. net of 5% administration; reliefs and apportionments to Parish and Town Councils) for the IIP are broadly ring fenced to a West Sussex County Council (WSCC) Projects 70% pot; an ADC projects 20% pot; and an Other 10% pot (e.g. Fire, Police, NHS). New or updated infrastructure projects must, therefore, be vetted by the joint 'Arun Member and Officer CIL Liaison Meeting' with WSCC and, subsequently, recommended for approval by the Planning Policy Committee. Those projects that exceed £25,000 cost will need to be approved as a Planning Policy Committee recommendation to Full Council.

4.8 The Arun Member and Officer CIL Liaison Meeting' with WSCC on 22 May 2024 identified updated spend profiles for two existing projects on the Priority Shortlist. Littlehampton Waste Recycling Facility and the Littlehampton Fire Station project allocations will need to be capped to CIL actual receipts within the WSCC 70% pot they are allocated.

4.9 In addition, for the ADC 20% pot the existing Priority Shortlist includes Route 8: Active Travel Route (safe cycling) from Arundel to Littlehampton via Ford Station. This remains a priority, but as the result of project slippage (National Highways funding to be reviewed in 2025), it has therefore, only been allocated £100k for Year 1, which is likely to be used for a feasibility study. Funding allocation for Year 2 and Year 3 will be dependent on progress. The following amendments to the Priority Shortlist and Baseline Longlist were also discussed.

### **Priority Shortlist**

4.10 The Priority Shortlist (Background Paper 2) proposes promoting one existing project from the Baseline Longlist and adding one new submitted project onto the proposed Priority Shortlist, which together with the three extant priority projects, now comprises a total of five separate projects identified for priority funding:-

- Existing Littlehampton Waste Recycling Facility capped to actual receipts in Year 3 within the WSCC 70% pot;
- Existing project at Littlehampton Fire Station - Relocation or redevelopment (allocation Year 1 £50k; Year 2 £50k; Year 3 £0k and capped to actual receipts in Year 3 within WSCC 70% pot);

- Existing project for Route 8 Arundel to Ford Active Travel - allocation reduced to Year 1 £100k within ADC 20% pot – future funding subject to National Highways Designated Funds Review 2025;
- Add existing project at Lion's Den Littlehampton – Play area improvements - £30k within ADC 20% pot;
- Add new project at Ferring Village Play Area – Play area improvements - £30k within ADC 20% pot.

4.11 Priority status is indicated by a green designation following assessment applying a red, amber or green RAG coding. Each priority project is then allocated a spend profile showing the proposed CIL funding allocation across each of the three-years within the IIP programme. It is proposed that Appendix 1 should be agreed as the basis for Arun District Council's funding priorities over the next three years as part of the updated IIP 2025/27.

### **Baseline Longlist**

4.12 The Baseline Longlist (Background Paper 3) includes of all project bids, including priority and non-priority projects (with RAG coding). Following the consultation submissions it is proposed to:-

- Update existing Arun Green Space project for Sport Hub and Adventure facility at Palmer Road Angmering costs to £3m;
- Add new project provision of pavement at Horsemere Green Lane, submitted by Climping Parish Council, because delivery and implementation information are uncertain.

4.13 The Baseline Longlist will be kept under review as the status and priority of existing or new projects may change over time against eligibility and deliverability criteria. However, this is subject to the availability of CIL funding and ensuring that committed funding priorities are not undermined. Given the strategic nature and significance of some infrastructure projects, CIL funding may not necessarily be allocated for delivering smaller projects that may become eligible. This is to ensure that important strategic infrastructure can be funded in the medium and longer term in accordance with the council's governance procedure.

4.14 There are now 50 projects in total on the Baseline Longlist (5 Green, 25 Amber and 20 Red). A number of schemes have been assessed as Red or Amber because of a failure to provide updated eligibility, funding and procurement evidence. Three schemes (set out below) have also been removed from the Baseline Longlist as they have been implemented, including a scheme that has now been fully funded through S.106 contributions:-

- Canada Gardens in Arundel – landscaping and improvements.
- Fletchers Field refurbishment and upgrade (Angmering)
- Refurbishment/reconfiguration of wet side changing rooms at Arun Leisure Centre

## **CIL Income**

- 4.15 The level of CIL funding income, while increasing year on year, is significantly behind previous estimates and projections based on land supply (i.e. the Housing and Economic Land Availability Assessment) as a result of consented schemes/allocated sites not coming forward as quickly as had been anticipated. Further monitoring of CIL receipts (e.g. held, or the value of demand and liability notices) will, therefore, be used to guide the prioritisation work and will continue to be closely monitored each year of the IIP, in order to set a realistic funding programme. This will include applying a cap upwards or downwards, as applicable, to reflect actual and secured CIL income. This is necessary to ensure that projects can be funded and minimises the risk of projects being prioritised but subsequently finding that CIL monies are not available at the level forecast.

## **5. CONCLUSION**

- 5.1. Currently, following the IIP 2025/27 update only West Sussex County Council and Arun District Council have projects on the Priority Shortlist. Other providers have projects on the Baseline Longlist including the NHS although no project updates were received, despite officers proactively seeking to engage with the NHS to encourage progress.
- 5.2. Following member agreement of the draft IIP 2025/27 at this Committee, the next stage of preparing the IIP involves subsequent referral to Full Council for final approval on 7 November 2024.
- 5.3. Following the full IIP update, ADC will carry out another 'light touch' update in 2026 where stakeholders and delivery bodies may have new projects or updates to promote under the IIP.

## **6. CONSULTATION**

- 6.1. The Chair of Planning Policy Committee and West Sussex County Council have been consulted in addition to Parish and Town Councils and other infrastructure providers.

## **7. COMMENTS BY THE GROUP HEAD OF FINANCE/SECTION 151 OFFICER**

- 7.1. Infrastructure projects are to be funded from CIL receipts apportioned and capped to actual CIL receipts with projects over £25,000 requiring approval via Full Council in accordance with Governance procedures. Officer time is met from existing budgets.

## **8. RISK ASSESSMENT CONSIDERATIONS**

- 8.1. There are not likely to be any significant risks with this policy. Nevertheless, because of the local criteria restrictions, the policy should be periodically reviewed.

## **9. COMMENTS OF THE GROUP HEAD OF LAW AND GOVERNANCE & MONITORING OFFICER**

9.1. There are no Governance or legal implications as these have been set out and agreed by Full Council and published on the Council's website while CIL funding is regulated by the under the Community Infrastructure Regulations 2010, as amended.

## **10. HUMAN RESOURCES IMPACT**

10.1. There are no implications arising for Human Resources.

## **11. HEALTH & SAFETY IMPACT**

11.1. There are no direct implications for Health & Safety.

## **12. PROPERTY & ESTATES IMPACT**

12.1. There are no direct implications for council property, other than in respect of proposed CIL funding for Parks & Leisure enhancement projects as set out in this report and the Shortlist.

## **13. EQUALITIES IMPACT ASSESSMENT (EIA) / SOCIAL VALUE**

13.1. There are no direct adverse implications for Equalities/Social Value.

## **14. CLIMATE CHANGE & ENVIRONMENTAL IMPACT/SOCIAL VALUE**

14.1. There are no direct adverse implications for climate change from this report. However, delivering necessary infrastructure in support of development mitigation, may assist in achieving sustainability benefits downstream, e.g. though green and social infrastructure including sustainable forms of transport and travel, to create sustainable communities, reducing carbon emissions.

## **15. CRIME AND DISORDER REDUCTION IMPACT**

15.1. There are no direct adverse implications for Crime and Disorder.

## **16. HUMAN RIGHTS IMPACT**

16.1. There are no direct adverse implications for Human Rights.

## **17. FREEDOM OF INFORMATION / DATA PROTECTION CONSIDERATIONS**

17.1. There are no implications for FOI/Data Protection.

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### **CONTACT OFFICER:-**

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**BACKGROUND DOCUMENTS:**

**Background papers**

- **Background paper 1: Infrastructure Provider Proforma:-**

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n19336.docx&ver=21649>

- **Background Paper 2: Priority Shortlist:-**

Priority Shortlist attached.

<https://www.arun.gov.uk/cil-adoption>

- **Background Paper 3: Baseline Longlist:-**

Baseline Longlist attached.

<https://www.arun.gov.uk/cil-adoption>