

REPORT TO CIL PROJECTS ADVISORY COMMITTEE

COMMITTEE OVERVIEW



Report Reference	CIL-23-01
Meeting Date	13 th March 2024
Agenda Item	7
Prepared by	Town Clerk

1.0 INTRODUCTION

1.1 BACKGROUND

Community Infrastructure Levy was introduced in Cheshire East in 2019, following this the Town Council developed a CIL Framework to guide how it would spend the neighbourhood share of CIL. This committee has now been constituted as the council has a balance of CIL which can be utilised.

1.2 REMIT OF COMMITTEE

The remit of this committee is set out in its Terms of Reference. Whilst it does not have delegated authority to make decisions on behalf of the council, it is to:

- a) Consider any proposed use of Knutsford Town Council held CIL funds
- b) Produce recommendations on proposals to the council's Finance Committee
- c) Produce recommendations to the council on any matters related to CIL expenditure, the CIL Framework and CIL Policy. For example, this could be to recommend a committee develops a project to use CIL, propose amendments to the council's CIL Framework or advise the council on how it should seek to influence Cheshire East Council's use of CIL/policy.

1.3 FORMAT OF COMMITTEE

The committee is an 'advisory committee' comprising both councillor and non-councillor members. As an advisory committee, the committee is not able to make executive decisions on behalf of the Town Council, but it may make recommendations and provide direction to the Town Council on matters under its remit. For example, it would not be improper for the committee to request the Town Clerk undertakes specific work to support the committee, but unlike standard council committees it cannot instruct this.

As an advisory committee, all members (councillor and non-councillor) have an equal voice and equal vote on any decisions coming before the committee. A non-councillor member may be appointed as the committee chair/deputy.

As a committee, meetings are formal. Members will be 'summoned' to attend and should submit apologies if they are unable to make a meeting. The council livestreams committee meetings via Zoom and Facebook to increase the public reach of its decision making. Decisions of the committee (noting the point above) can only be made on items that are under discussion on the agenda as expanded on in reports. Provided it is within the committee's remit, members can request an item be included for discussion at a future meeting.

2.0 COMMUNITY INFRASTRUCTURE LEVY

2.1 WHAT COMMUNITY INFRASTRUCTURE LEVY IS

The Community Infrastructure Levy (CIL) is a planning charge introduced under the Planning Act 2008 and brought into force through regulations in 2010. The levy was introduced in Cheshire East from 1st March 2019 following the approval of the borough council's CIL charging policy¹.

Under this policy, CIL is charged on CIL liable residential (use class C3) development within Knutsford at £71 per sqm on the greenbelt and the strategic housing sites allocated in the 2017 Local Plan and at £57 per sqm elsewhere in the town.

Cheshire East Council must pay 25% of the CIL collected in Knutsford to the Town Council. Payments are made twice per year. Town Councils have greater discretion on what they can spend CIL funds on than principal councils which must use it for infrastructure projects. The Town Council can utilise its CIL funds for:

- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
- b) Anything else that is concerned with addressing the demands that development places on an area

If the council does not spend its levy share within five years of receipt, or does not spend it on initiatives that support the development of the area, Cheshire East Council may require it to repay some or all of those funds.

Under the former Neighbourhood Plan Committee, a list of potential CIL projects was created (see Annex A) the projects vary in scale from upgrading footpaths to building a school. The projects were not sifted or prioritised and the committee did not reach a consensus on how the council should prioritise CIL spending but agreed that this list would be referred to the council as a core document in informing the council's determining the allocation of CIL receipts. Some projects would have to be town council driven whilst others would be led by external organisations. The projects identified would easily outspend anticipated CIL receipts.

2.2 KNUTSFORD TOWN COUNCIL CIL FRAMEWORK

The council recognises that whilst it is the recipient for the neighbourhood portion of CIL it may be the case that the most deserving CIL projects are delivered by partner organisations. It's CIL Framework sets out the system through which the council makes decisions on CIL expenditure.

The council will accept bids for funds from organisations delivering services or running community assets in Knutsford. The council may also prepare its own bids for funds, alone or with partners, which will be appraised through the same framework.

Under the CIL Framework the council has established this advisory committee to produce recommendations to approve or refuse an application. Approved bids will be added to the council's CIL Projects List and the council may then determine to allocate received funds to a project on the list.

In appraising applications, the Town Council will prioritise projects which:

¹ <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/cil-charging-schedule-feb-19.pdf>

Demonstrate value for money *examples include:*

- *Projects which use CIL funding to attract grant funding*
- *Projects which minimise the CIL requirement through use of own funds, third party funding and community fundraising*
- *Projects which utilise robust tendering processes to ensure contracted services are cost effective*

Mitigate Detrimental Effects of Development *examples include:*

- *Projects which deliver infrastructure identified as being required in the community*
- *Projects which connect developments to town services and assets*
- *Projects which address issues generated by developments*

Deliver a long-term tangible benefit to the community *examples include:*

- *Projects which safeguard and increase the viability of community assets for long-term community use*
- *Projects which have a lifespan in excess of 20 years*
- *Projects which demonstrate the benefit will be sustained with revenue expenditure*
- *Projects which reduce running costs or increase revenue generation*

Demonstrate community support *examples include:*

- *Projects which deliver aspirations identified in the Knutsford Neighbourhood Plan*
- *Projects which have been subject to community consultation*
- *Projects which can evidence a need in the community*

It is the council's objective to secure long term community access for any projects delivered with CIL funding; this may be in the form of community use agreements or legal charges. The council may also attach any conditions it considers in the interests of the wider Knutsford community.

The inclusion of a project on the CIL Projects List does not commit the council to fund the project and depending on demand there will be worthwhile projects which the CIL available will not be able to fund. The Finance Committee will review the CIL Projects List following the receipt of CIL funds and determine whether it considers a recommendation should be made to Full Council for a project to be awarded funding. Funding will not be awarded on a 'first come first served' basis and the council shall be under no obligation to fund projects just because it has the funds available to do so.

The Town Council will contact organisations owning projects on the CIL Projects List annually to ensure that the project remains viable and desired. Organisations are expected to continually be looking for alternative funding to maximise investment within the community. The Finance Committee may remove a project from the list should there be a material change in the project or the Town which, in its opinion, means it no longer meets the council's funding objectives.

2.3 FORECAST CIL RECEIPTS

To date, the council has received £26,496.80 of CIL funds in eight payments for minor schemes. More substantial funds would be received in the event of the three remaining strategic sites being approved. The strategic housing sites in Knutsford are within the highest charging zone of £71m² for residential (C3) development, the precise CIL receipts will depend on the precise size of homes and housing mix, but there is the potential for a total of c. £1m to be generated (Manchester Road West, £117k; Manchester Road East £490k; Longridge £441k).

3.0 DECISIONS REQUIRED

No decisions are required. This item is to present information on CIL and the council's policy.

The committee may wish to discuss general CIL matters and ask any questions they have in relation to the policy or CIL funds.

ANNEX A: POTENTIAL CIL PROJECTS LIST FROM THE NEIGHBOURHOOD PLAN COMMITTEE

Each project has been categorised based on an approximate cost either low (under £50,000), medium (£50,000 to £250,000) or high (over £250,000). For each project the presumptive project lead has been identified, this being the organisation which would most likely initiate and lead the project.

Ref	Project	Theme	Lead Body	Cost
1	Building of a central community meeting place	Community	KTC	HIGH
2	Extension to Knutsford cemetery	Community	KTC	MEDIUM
3	Development of the Library	Community	CEC	MEDIUM
4	Funding of increased Police and PCSO patrols around schools for unsafe parking	Education	KTC	LOW
5	Funding of lollipop ladies/men where schools have no crossings	Education	KTC / CEC	LOW
6	Enhancement of outdoor social areas at Knutsford Academy	Education	KMAT	LOW
7	Upgrading of Knutsford Academy SEN facilities	Education	KMAT	MEDIUM
8	Enhancement of Studio School to provide adult education	Education	KMAT	MEDIUM
9	Investments in primary school facilities	Education	Schools	MEDIUM
10	Funding of new primary school	Education	CEC	HIGH
11	Wind farm to produce electricity for the town	Environment	KTC / Community	HIGH
12	Green corridor improvements	Environment	KTC / Landowners	LOW
13	Charge Euro 5 or older diesels	Environment	CEC	UNCERTAIN
14	Improvements to St John's Wood and the site of St Helena's	Environment	KTC / KROW	LOW
15	Installation of additional bins	Environment	KTC / CEC	LOW
16	Installation of a skate park	Environment	KTC / CEC	MEDIUM
17	Investment in existing play areas / open spaces	Environment	KTC / CEC / Community	MEDIUM
18	Tarmacking of footpath at Tabley Road end of Ladies Mile	Getting Around	CEC / KTC	LOW
19	Installation of Speed Indicator Devices on Tabley Road	Getting Around	KTC / CEC	LOW
20	Installation of a zebra crossing at the Northwich Road end of Ladies Mile	Getting Around	CEC / KTC	LOW
21	Installation of a zebra crossing at the Tabley Road junction of Manchester Road	Getting Around	CEC / KTC	LOW
22	Installation of a zebra crossing on Bexton Road from Egerton school to Booths	Getting Around	CEC / KTC	LOW

23	Cycle lane created along Northwich Road from town boundary to Canute Square	Getting Around	CEC / KTC	MEDIUM
24	Improvements to Moorside to create proper road and footpaths	Getting Around	CEC / KTC	HIGH
25	Improvements to Leicester Road/A50 junction / footpaths	Getting Around	CEC / KTC	MEDIUM
26	Widening of Garden Road and installation of parking	Getting Around	CEC / KTC	MEDIUM
27	Installation of footpath from Leicester Road to Windmill Wood	Getting Around	CEC / KTC	MEDIUM
28	Improvements to Seven Sister's Lane junctions e.g. roundabout	Getting Around	CEC / KTC	HIGH
29	Creation of safe drop off zones at schools	Getting Around	CEC / KTC	LOW
30	Creation of cycle path from Moor to Parkgate	Getting Around	KTC	MEDIUM
31	Creation of cycle routes from town centre to existing developments	Getting Around	CEC / KTC	MEDIUM
32	Integrated traffic lights	Getting Around	CEC / KTC	HIGH
33	Building a multi-storey car park on Tatton Street	Getting Around	CEC / KTC	HIGH
34	Funding of a free circular bus	Getting Around	CEC / KTC	MEDIUM
35	Installation of car electric charging points	Getting Around	CEC / KTC	LOW
36	Widening of Ladies Mile	Getting Around	CEC / KTC	MEDIUM
37	Installation of street lighting in existing ginnels e.g. Thorneyholme Drive to Sharston Crescent	Getting Around	CEC / KTC	LOW
38	Installation of dropped kerbs at all crossings	Getting Around	CEC / KTC	MEDIUM
39	Investment in GP buildings	Health	Health Services	HIGH
40	Survey for development options at Bexton Road site	Health	Health Services	LOW
41	Outdoor gym trail	Health	KTC	LOW
42	Development of a Preventative Health Strategy	Health	KTC	LOW
43	Provision for the purchase of land for additional and/or shared health facilities.	Health	Health Services	HIGH
44	Funding of organisations supporting the young, elderly, dementia and mentally ill patients	Health	Community	LOW
45	Funding of improvements to community building facilities to support local group activities	Health	Community	LOW
46	Grant funding to community organisations for public liability insurance (to enable activities)	Health	Community	LOW
47	Purchase of community transport vehicles	Health	KCTA	LOW
48	Purchase of landing areas for Air Ambulance near new development	Health	Developers	MEDIUM
49	Installation maintenance of noise/air pollution monitors	Health	KTC	LOW

50	Installation of additional benches and seating across the Town	Health	KTC	LOW
51	Investment in Knutsford Heritage Centre including expansion	Heritage	Heritage Centre	HIGH
52	Creation of heritage cycle/walking trails linked to interpretation boards	Heritage	KTC	LOW
53	Rebuilding 2nd Knutsford Scout HQ	Sports and Leisure	Knutsford Scouts	HIGH
54	Development of a 4th Knutsford Scouts HQ	Sports and Leisure	Knutsford Scouts	HIGH
55	Improvements to existing scout buildings	Sports and Leisure	Knutsford Scouts	MEDIUM
56	Investment at Egerton Youth Club e.g. new floor, renewable energy, extension to second floor gym	Sports and Leisure	Youth Club	HIGH
57	New clubhouse and junior pitch at Toft Cricket Club	Sports and Leisure	Toft Cricket Club	HIGH
58	Investment at Knutsford Sports Club e.g. rebuild club building, refurb courts, flooring replacements	Sports and Leisure	Sports Club	HIGH
59	Investments at Knutsford Football Club e.g. drainage works, new changing rooms, improved access and walkways, new club house, 3G pitch	Sports and Leisure	Football Club	HIGH
60	Investment at Knutsford Academy facilities e.g. resurfacing of tennis/netball courts, improvements to outdoor sports pitches, drainage works	Sports and Leisure	KMAT	MEDIUM
61	Investment in rugby grounds	Sports and Leisure	KMAT	MEDIUM
62	Investment in leisure centre	Sports and Leisure	ESAR	HIGH
63	Improvements to public realm e.g. lighting, signage, screening of refuse bins	Town Centre	KTC	LOW
64	Implementation of Town Centre Masterplan	Town Centre	CEC	HIGH