

# REPORT TO CIL PROJECTS ADVISORY COMMITTEE

## CIL PROJECTS LIST



**Report Reference** CIL-23-04  
**Meeting Date** 17<sup>th</sup> April 2024  
**Agenda Item** 9  
**Prepared by** Town Clerk

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### 1.0 BACKGROUND

The former Neighbourhood Plan Committee developed a list of potential CIL projects (set out in annex A). This list was created by the thematic working groups which developed the Neighbourhood Plan, each working group submitted suggestions for CIL projects based on their work and feedback/suggestions received through the process.

These projects have not been sifted nor prioritised, but it was agreed it would form a core document in informing how the council allocates CIL. A previously reported, to date the council has only received small amounts of CIL (a further £6,666.20 is expected to be received imminently for the 1<sup>st</sup> October 2023 to 31<sup>st</sup> March 2024 period), but that depending on the approval of development approximately £1m would be generated from the three remaining strategic development sites. The projects identified would easily outspend anticipated CIL receipts.

### 2.0 DRAFT CIL PROJECTS LIST

The current draft CIL projects list is set out in Annex A, notes have been added where projects have received funding or are being actively progressed. Notes also record where some projects would be revenue rather than capital and thus not likely meet the objectives of delivering a long-lasting benefit.

The committee is invited to discuss the projects list and may wish to identify any priority projects it considers applications should be developed for. It may also wish to identify projects missing from the list which it considers should be considered.

The committee may also wish to recommend to the relevant Town Council committee / partner that it develops as a costed project proposal for this committee to formally consider.

It should be noted that whilst the projects list will guide the committee/council in allocating CIL, it may consider any project proposals that come forward.

### 3.0 SUMMARY OF PROJECTS PLANNED BY COUNCILS

At the last meeting, the committee requested a summary of projects that are being undertaken/planned by Cheshire East Council and the Town Council. This section also provides an overview of current s106 funds held by Cheshire East Council.

#### 3.1 PROJECTS OF CHESHIRE EAST COUNCIL

The following projects are being actively progressed under Cheshire East Council and will be funded by planning contributions (see 3.3). Schemes have been developed and funding allocated, but not yet finalised.

- Reconfiguration of Canute Place Roundabout including closure of Cranford Avenue arm and change of King Edward Road crossing to puffin (works undertaken by Redrow as part of approval)<sup>1</sup>
- Installation of pedestrian crossing on Northwich Road (near Lilac Avenue)

The following projects have been identified by Cheshire East Council for funding through planning contributions. Preliminary designs have been prepared but projects have not yet been finalised.

- Widening of Adams Hill / Hollow Lane
- Development of a cycle route from Longridge site to town centre
- Widening of King Edward Road (to two lane for full extent) or installation of shared cycle path from Canute Place to railway station

Additionally, Cheshire East ward councillors have a budget for minor highway works. This totals c. £12k per year (across the three members) and can be pooled across the term (i.e. £48k across the four years). This can be use for minor highway changes e.g. double yellow lines, dropped kerbs etc.

### 3.2 PROJECTS OF KNUTSFORD TOWN COUNCIL

The only currently approved project is the renovation of Knutsford Market Hall which is being delivered with grant funding and will be completed during 2024.

The other capital/building projects the council is committed to exploring are the renovation of the Council Offices (to improve accessibility, reinstate the former council chamber, maximise use of the whole building and address needed repairs/sustainability improvements) and creating an extension to the cemetery (to extend burial provision beyond 2051, the year it is forecast to be full).

### 3.3 PROJECTS TO BE FUNDED BY S106

Section 106 funding is also secured by Cheshire East Council as part of the granting of major planning approvals. This is funding designed specifically to mitigate issues arising from a specific development and will have a specific purpose identified. The following contributions are currently held<sup>2</sup> by Cheshire East Council:

Date	Purpose	Balance	Notes
2007	Works to be undertaken for Dip Path	£10,153	
2012	Recreation and outdoor sports	£11,660	CEC/ANSA is looking to use funds for improvements to the Moor play area.
2012	Provision of open space in the Moor area	£17,225	CEC/ANSA is looking to use funds for improvements to the Moor play area.
2015	Open space within Shaw Heath	£36,909	CEC/ANSA will be looking to use funds for an improvement to the Longridge Recreation Area

<sup>1</sup> This is a s278 agreement, where the developer is required to undertake the works, rather than provide funds for the works

<sup>2</sup> As at August 2023 when the Town Council last obtained the data

2015	Recreational open space within Shaw Heath	£12,303	CEC/ANSA will be looking to use funds for an improvement to the Longridge Recreation Area
2015	Existing access and landscaping at Shaw Heath open space and play area.	£33,887	CEC/ANSA will be looking to use funds for an improvement to the Longridge Recreation Area
2015	improvements and enhancements to sports pitches facilities at Shaw Heath open space and play area	£4,620	CEC/ANSA will be looking to use funds for an improvement to the Longridge Recreation Area
2015	Traffic calming measures at Gough Lane, Toft Road and Chelford Road	£21,641	
2019	Highways improvements	£266,682	
2022	Affordable Housing provision	£57,878	
2022	Allotments, benches and signage	£8,750	Town Council will be seeking these funds for projects.

Additionally, the following have been secured in recent approvals (Parkgate Lane, Manchester Road West and Northwich Road):

- £251,730 for GP provision / medical centre
- £60,000 towards a signal-controlled pedestrian crossing on Northwich Road
- £38,900 towards fitness equipment at Knutsford Leisure Centre
- £136,000 for the classrooms/facilities for special educational needs in Knutsford schools
- £165,000 towards the addition or enhancement of existing sports pitches and facilities or the provision of a new facility
- A sum to be determined (based on traffic flow) towards the cost of widening Adams Hill and Hollow Lane
- A sum to be determined towards funding primary school places within 2 miles of the site (Parkgate Lane)
- £633,000 for highway works to mitigate traffic/transport impact at Adams Hill, Hollow Lane and to widen the A50 at King Edward Road.
- A sum to be determined at reserved matters stage based on the number of market houses (£1,000 per house) and square meterage of the commercial space (£300 per 30m<sup>2</sup>) for improvement and enhancement of Egerton Youth Club sports pitches and Knutsford Sports Club tennis and cricket facilities (Manchester Road West)

#### **4.0 DECISIONS REQUIRED**

The committee should review the draft proposed CIL Projects List and consider:

- a) Whether it should allocate priority to any projects
- b) Whether there are any projects which are missing
- c) Whether there are any projects which are no longer required
- d) Whether there are projects it wishes to recommend the council/partner organisation develops costed proposals for under a CIL Projects Application

## 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	Notes
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	Would be revenue expenditure and not deliver a lasting benefit.
5	Funding of lollipop ladies/men where schools have no crossings	Education	KTC / CEC	LOW	Would be revenue expenditure and not deliver a lasting benefit.
6	Enhancement of outdoor social areas at Knutsford Academy	Education	KMAT	LOW	
7	Upgrading of Knutsford Academy SEN facilities	Education	KMAT	MEDIUM	Strategic developments have allocated s106 funding for SEN facilities.
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	Cheshire East Council School Places Planning does not consider there is a need for an additional school based on forecast pupil numbers. There is capacity within existing schools.
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	A ULEZ scheme is unlikely to be suitable within Knutsford
14	Improvements to St John's Wood and the site of St Helena's	Environment	KTC / Friends of St John's Wood	LOW & MEDIUM	
15	Installation of additional bins	Environment	KTC / CEC	LOW	

16	Installation of a skate park	Environment	Knutsford Skate Park Group	MEDIUM	
17	Investment in existing play areas / open spaces	Environment	KTC / CEC / Community	MEDIUM	There is some s106 funding allocated (Moor and Longridge)
18	Tarmacking of footpath at Tabley Road end of Ladies Mile	Getting Around	CEC / KTC	LOW	Project approved.
19	Installation of Speed Indicator Devices on Tabley Road	Getting Around	KTC / CEC	LOW	KTC has a temporary SID which is deployed across the town.
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 Place	Getting Around	CEC / KTC	MEDIUM	
24	Improvements to Moorside to create proper road and footpaths	Getting Around	CEC / KTC	HIGH	KTC is undertaking a feasibility study on this as part of some Town Centre studies.
25	Improvements to Leycester 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 Leycester 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	KTC is undertaking a feasibility study on this as part of some Town Centre studies.

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	KTC is undertaking a feasibility study on this as part of some Town Centre studies.
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	KTC will be developing an active travel plan which will identify priority areas. Some could be delivered by CEC councillors under their budgets.
39	Investment in GP buildings	Health	Health Services	HIGH	Knutsford Medical Partnership's current objective is to deliver a central medical centre at the hospital site. Note s106 contributions secured.
40	Survey for development options at Bexton Road site	Health	Health Services	LOW	This is being actively investigated by the Knutsford Medical Partnership.
41	Outdoor gym trail	Health	KTC	LOW	There is some equipment on the Moor and at Longridge.
42	Development of a Preventative Health Strategy	Health	KTC	LOW	This is an identified project for KTC which will be delivered in the future.
43	Provision for the purchase of land for additional and/or shared health facilities.	Health	Health Services	HIGH	Unlikely to be required based on current KMP objectives.
44	Funding of organisations supporting the young,	Health	Community	LOW	Could be revenue expenditure and not

	elderly, dementia and mentally ill patients				deliver a lasting benefit.
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	Would be revenue expenditure and not deliver a lasting benefit.
47	Purchase of community transport vehicles	Health	KCTA	MEDIUM	The Knutsford Community Transport Association had a new bus in 2016, it expects this will last until c. 2034.
48	Purchase of landing areas for Air Ambulance near new development	Health	Developers	MEDIUM	Most developments have large open spaces as part of the development / nearby.
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	Some funds will be secured by s106 agreements.
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	Some funds will be secured by s106 agreements.
59	Investments at Knutsford Football Club e.g.	Sports and	Football Club	HIGH	

	drainage works, new changing rooms, improved access and walkways, new club house, 3G pitch	Leisure			
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	Will likely cost significantly more than the total CIL anticipated and will be reliant on CEC/Government funding.
65	Access Improvements to Railway Station	Getting Around	Northern Rail	MEDIUM	
66	Community Meeting Space at Longridge	Community	KTC	HGH	There was a proposal for a community building as part of the refused outline application for the Longridge development.
67	Improvements to Little Theatre	Sports and Leisure	Little Theatre	MEDIUM	