

Report of	Meeting	Date
Director (Planning and Development) (Introduced by Executive Member (Planning and Development))	Executive Cabinet	Thursday, 16 June 2022

Allocation of CIL - Wigan Lane Playing Field

Is this report confidential?	Yes
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Is this decision key?	Yes
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Savings or expenditure amounting to greater than £100,000	Significant impact on 2 or more council wards
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Purpose of the Report

- To seek approval to amend the Infrastructure Funding Statement and approve the allocation of Community Infrastructure Levy monies (CIL) funds to Wigan Lane Playing Field.

Recommendations to Executive Cabinet

- To approve to amend the Infrastructure Funding Statement and approve the allocation of Community Infrastructure Levy monies for **£120,000** for the construction of a sports facility with associated infrastructure at Wigan Lane Playing Fields.

Reasons for recommendations

- To allocate the CIL Infrastructure Fund in the way it is intended and ensure the methodology of how it is allocated is transparent.

Other options considered and rejected

- The project has been tendered and the tenders came in over the anticipated budget. The total budget deficit is £170,000 and funding has also been sought from external funders to make up the total deficit. No other options were considered.

Corporate priorities

- The report relates to the following corporate priorities:

Involving residents in improving their	A strong local economy
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local area and equality of access for all	
Clean, safe and healthy communities	An ambitious council that does more to meet the needs of residents and the local area

Background to the report

6. The CIL Amendment Regulations 2019 require Councils to prepare an annual Infrastructure Funding Statement (IFS). The IFS was last updated in June 2021 and details the infrastructure projects the Council may consider funding by CIL and shows where opportunities exist to utilise different sources of funding to fund the same infrastructure project.
7. A charging authority must apply CIL to funding the provision, improvement, replacement, operation, or maintenance of infrastructure to support the development of its area (Regulation 59(1)). Infrastructure must be physical items that are required for the operation of the area, and not simply contribute to its wellbeing.
8. Infrastructure is defined as the meaning given in section 216(2) of the Planning Act 2008 (as amended by Regulation 63). The list supplied by the Act includes, but is not exclusive to:
 - a. Roads and other transport facilities
 - b. Flood defences
 - c. Schools and other educational facilities
 - d. Medical facilities
 - e. Sporting and recreational facilities and
 - f. Open spaces
9. CIL funds are allocated to projects on the IFS in accordance with the Council's 'Methodology for Allocation of CIL Funds to schemes on the IFS'.
10. Updates to the IFS and requests for CIL fund allocations require a consultation of internal directorates and external partners including Lancashire County Council School Planning Team and NHS Property Services. A consultation ran from Monday 22nd November to Monday 20th December 2021.
11. At the time of the consultation no open space projects were added as it was believed that sufficient funding was in place to deliver Wigan Lane Playing Field Sports Facility. A procurement exercise was undertaken between April 22 and May 22 to appoint a contractor to deliver the new pavilion and associated infrastructure. The estimated cost of the build was below £500k. Nine bids were received and the lowest was £150,000 over the allocated budget.
12. The budget in place is £628,000. The required budget is £798,000. This leaves a deficit of £170,000. Sport England are proposing to fund an extra £50K towards the project. Owing to delays in contract award, the contract now needs to run over the Christmas shut down period and we face risks to the costs going up owing to the delay in starting on site. An extra contingency has been built into the budget. The overall deficit is proposed to be covered by £120,000 CIL. Planning Permission was granted on 25/05/22 to build the pavilion with associated parking and landscaping.

Amendments to the Infrastructure Funding Statement (IFS)

13. A request has been received from the Council's Open Space Strategy Officer to add the 'Wigan Lane Archery Facility – new pavilion and associated infrastructure' to the IFS.

Allocation of CIL funds to projects

14. A request has also been received from the Open Space Strategy Officer to allocate £120k of CIL funds to the 'Wigan Lane Archery Facility - new pavilion and associated infrastructure'.
15. The total build cost (**excluding professional fees**) is £748k which includes playing pitch levelling and drainage, construction of the pavilion and associated infrastructure.
16. This request for CIL funds has been assessed against the Council's 'Methodology for Allocation of CIL Funds to schemes on the IFS' below.

Step 1 - CIL funds available

17. The current Strategic CIL pot at 18th May 2022 (this is actual CIL funds received and does not include instalments not yet paid) is shown at Table 1 below with **£3,129,596.48** remaining. Appendix 1 provides a breakdown of CIL allocated to and spent on infrastructure projects to date.

Table 1

	Income	Spent	Allocated	Remaining
Strategic CIL Pot	£10,711,554.88	£6,005,736.00	£1,576,222.40	£3,129,596.48

Step 2 – Assessing IFS projects

18. The project has been assessed against the criteria set out in the methodology below and has achieved a pass for all the essential criteria.

	Criteria	Essential (pass/fail)	Desirable	Assessment
1	Strategic Priority and/or Local Priority	✓		PASS – project is a strategic priority for the Council
2	Timeline for Delivery (start and end)	✓		PASS - timeline provided, project ready to start as soon as additional funding secured and contractor appointed. Completion expected in December 2022
3	Total Cost £	✓		PASS – total build cost of £748k has been identified

4	Match funding secured to date (£)	✓		PASS - £543k S106 contributions secured, £100k conditional grant from Sport England, £35k from Chorley Bowmen
5	Contribution from CIL sought (if known) (£)	✓		PASS - CIL contribution of £120k has been requested.
6	Included within the local plan		✓	No - the site is allocated as a playing pitch in the Local Plan but the archery facility is not specified in the Local Plan

Step 3 – Ranking of schemes according to financial standing

19. This step is not relevant as only one request for the allocation of CIL funds has been received.

Climate change and air quality

20. The work noted in this report impacts on the following areas of climate change and sustainability targets of the Councils Green Agenda: net carbon zero by 2030, working with sustainable and green accredited companies, limiting or improving air quality, limiting water waste and flooding risks, improving green areas and biodiversity.
21. The following remediations have been undertaken to limit the environmental effect: the building design includes solar panels, air source heat pump, packaged sewage treatment plant, solar water heating, electric car charging, tree planting, high levels of insulation and cell pave parking.

Equality and diversity

22. The Equality Impact Assessment (EIA) and Equality Act implications show a positive impact for Chorley residents with regard to equalities, health, and sustainability.

Risk

23. If approval is given for CIL funds there is no risk identified because the CIL requests for allocation of CIL monies are assessed prior to approval and no funding is provided until receipts are received and assessed by the Planning Obligations Officer.

Comments of the Statutory Finance Officer

24. In order to meet the £170,000 shortfall on the project budget, together with the £50,000 of additional funding to be provided by Sport England, it is proposed to allocate £120,000 of Community Infrastructure Levy funds to the scheme. The allocation has been assessed against, and meets the criteria of the Council's 'Methodology for Allocation of CIL Funds to schemes on the IFS', and sufficient funds exist to cover this.

Comments of the Monitoring Officer

25. There are two decisions being made. Firstly approval is sought to amend the Infrastructure Funding Statement to include the Wigan Lane Archery Facility. Secondly that CIL monies should be allocated towards the construction of this facility. The report sets out clearly the methodology that has been followed in reaching these clear recommendations. There are no Monitoring Officer concerns with what is proposed.

Background documents

There are no background papers to this report.

Appendices

Appendix A - Breakdown of CIL allocated to and spent on infrastructure projects to date.

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Appendix A

The table below provides a breakdown of CIL allocated to and spent on infrastructure projects to date.

INFRASTRUCTURE PROJECT	CIL ALLOCATED AND UNSPENT	CIL SPENT
Transport		
Car park on Southport Road, Chorley (100 spaces to support Astley Park)	£0.00	£299,892.00 (CIL paid in infrastructure in lieu of cash).
Car Park to facilitate event parking for Astley Park and Westway on Westway, Euxton	£0.00	£400,000.00
Highways infrastructure (the provision of access into and within the site) to support the delivery of the employment allocation at the Digital Office park, Euxton Lane, Chorley	£0.00	£900,000.00
Open up Footpath FP42 (Between Bagganley Lane and Froom Street) and improve the Footpath FT45 and FT15 that link to the Leeds and Liverpool Canal and Healey Nab.	£42,652.40	£0.00
Health		
Eaves Lane GP Surgery, Chorley (highways and infrastructure, the provision of access to and within the site) and relocation of Eaves Lane GP Surgery and Community Centre Development at Tatton, Chorley)	£0.00	£1,079,800.00
Clayton-le-Woods GP Surgery	£0.00	£572,250.00
Clayton-le-Woods GP Surgery 2	£0.00	£1,402,130.00
Reconfiguration and modernisation of Chorley Health Centre to transform health centre into a Health Hub, Collison Avenue, Chorley – Phase 1	£250,000.00	£0.00
Sport & recreational facilities		
King George V Playing fields: installing footpaths, parking, lighting to open space, landscaping, and the play area refurbishment	£283,570.00	£0.00
Leisure Centre Improvements: All Seasons Leisure Centre, Chorley, Clayton Green Sports Centre, and Brinscall Baths	£1,000,000	£0.00
Local economy		
Chorley Town Centre & Flat Iron enhancements.	£0.00	£1,300,000.00
General		
Refurbish Covered Market Public Toilets	£0.00	£51,664.00
TOTAL	£1,576,222.40	£6,005,736.00

