



**Rutland**  
County Council

**Rutland County Council**  
**Draft Infrastructure Project List**  
in support of the introduction of a  
**COMMUNITY INFRASTRUCTURE LEVY**

**July 2014**

### Rutland County Council Draft Infrastructure Project List

#### 1. Introduction

- 1.1 The starting point for preparing a CIL Charging Schedule is for Local Authorities to demonstrate that there is a funding gap in the provision of infrastructure required to support new development.
- 1.2 This methodology statement explains the process undertaken by the County Council, along with the guidance it is complying with, in order to produce a list of infrastructure items that may potentially be funded by the proposed Community Infrastructure Levy (CIL).

#### 2. Background

- 2.1 The National Planning Policy Framework (NPPF) sets out national planning policy principles to ensure the delivery of sustainable development to meet growth. Government states that;
  - The scale of obligations and policy burdens should not undermine the viability of the development being planned for;
  - The cumulative impact of all the development being planned for should form the basis of assessments of the infrastructure required to support delivery and make it sustainable;
  - The essential infrastructure being funded by development growth should be capable of being delivered as and when it is needed.
- 2.3 The CIL was introduced through regulations published in 2010. Subsequent modifications followed in 2011, 2012 and 2014. The regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area in order to ensure sustainable development is delivered in accordance with the NPPF. It allows for the money raised to be used to fund a wide range of infrastructure that is needed as a result of development.
- 2.4 In order to set a CIL charging schedule the regulations require that the Council must have an appropriate evidence base to support the proposed levy. Part of this evidence base is an Infrastructure Project List which sets out

the infrastructure required to support development across the county. This document has been drawn up to be fully compliant with this requirement.

### **3. Council Vision and Strategic Objectives**

3.1 The Council's vision that "Rutland is a great place to live, learn, work, play and visit" is underpinned by 6 strategic aims. Within each are strategic objectives that relate to the quality of infrastructure in Rutland to meet the vision. Building our infrastructure is one of the strategic aims but delivery of the vision requires meeting all of the objectives relating to a wider view on infrastructure provision as follows

- Creating a safer community for all requires improved road safety;
- Creating an active and enriched community requires sustainable employment, linking our towns and Rutland Water, providing adequate and affordable fitness opportunities and improved access to the countryside;
- Creating a sustained environment requires investment to reduce waste going to landfill, and improved design linked to affordability and sustainability;
- Building our infrastructure requires support for small and medium enterprises, more affordable housing and a greater choice of tenure, regeneration in Oakham and improved transport to support employment;
- Meeting the health & wellbeing needs of the community requires supporting accessible, local healthcare and supporting our growing older population and those with complex or specific needs and;
- Creating a brighter future for all requires ensuring adequate school places.

3.2 The spatial strategy associated with the vision is set out within Rutland's adopted Core Strategy. A key part of this is the delivery of new housing and the required infrastructure to support this.

### **4. Rutland County Council Infrastructure Project List**

4.1 The Rutland Infrastructure Project List identifies essential items of infrastructure that are needed to meet needs generated by the development growth being planned for within Rutland. The scale of growth, along with a strategic policy framework to direct its broad location and manage its delivery, is set out in the Council's Local Plan Core Strategy. This was adopted in July 2011 following independent examination and covers the period to 2026. The Infrastructure Project List therefore covers the same period.

- 4.2 As part of the process of compiling the Infrastructure Project List, the Council has consulted infrastructure providers to confirm that infrastructure items are still necessary to support the new development being planned for. The methodology used by stakeholders for assessing infrastructure requirements has been scrutinised to ensure it is robust and where appropriate (eg health, education and emergency services, modelling has been undertaken). This process ensures that infrastructure items are not included to remedy existing deficiencies. It also ensures that any existing capacity to accommodate the impact of growth is taken account of such that it is the 'net' need for the infrastructure investment that is identified for funding in the Infrastructure Project List.
- 4.3 As well as simply identifying the 'net' infrastructure required for the growth being planned for, the Infrastructure Project List shows, and then takes account of;
- The existence of committed and/or projected supporting funding from sources other than CIL and;
  - The remaining funding gap that only CIL can fill to enable the essential infrastructure to be provided.
- 4.4 The Infrastructure Project List only includes infrastructure that is likely to be funded through CIL. Where it is already known, or it is very likely, that infrastructure items will be funded and delivered as part of new development through Section 106 Agreements, these infrastructure items have either not been included in the Infrastructure Project List, or the estimated contributions have been deducted off the infrastructure cost. This includes some of the funding committed to infrastructure provision from the strategic development site at Oakham North.
- 4.5 Committed funding that reduces the CIL funding gap requirement includes public sector capital funding, other private sector or agreed developer contributions and sources of external grant aid where appropriate as well as signed or agreed S106 agreements referred to above.
- 4.6 The Council's evidence demonstrates that the overall cost of the infrastructure identified in the Infrastructure Project List would exceed the level of funding the proposed CIL is expected to deliver. It is therefore expected that further decisions will need to be made on the prioritisation of the infrastructure to be delivered using CIL gap funding.

## COMMUNITY INFRASTRUCTURE LEVY – DRAFT INFRASTRUCTURE PROJECT LIST

Rutland County Council Infrastructure Funding Gap: Items that may potentially be funded by CIL.

	Primary Infrastructure (necessary to support development and growth)	Lead Delivery Agency	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)	Indicative Phasing
<b>HIGHWAYS</b>						
<b>Oakham Town Centre Improvements</b>	Environmental Improvements, High Street, Oakham	RCC	1,000,000	572,000	428,000	2017/18
<b>Other Oakham Improvements</b>	Braunston Road, Oakham Traffic Calming & Pedestrian Crossing	RCC	22,500	12,500	10,000	2017/18
<b>Car Parking</b>	Car Park Renewal Programme - Oakham and Uppingham	RCC	35,000	0	35,000	2016
<b>Sub-Total</b>			<b>1,057,500</b>	<b>584,500</b>	<b>473,000</b>	
<b>TRANSPORT</b>						
Public and Community Transport Infrastructure	Maintenance of Sustainable Transport Interchange, Oakham	RCC	140,000	0	140,000	2015
<b>Bus Services</b>						
	Extended Oakham Hopper	RCC	2,053,000	1,584,000	469,000	

	Primary Infrastructure (necessary to support development and growth)	Lead Delivery Agency	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)	Indicative Phasing
	Schools Bus Transport	RCC	1,300,000	0	1,300,000	
	Rural Bus Provision	RCC	1,420,000	420,000	1,000,000	2016
<b>County Wide Wheels to Work</b>	Wheels to Work Capital Costs	RCC	81,000	72,900	8,100	2016
<b>Sub-Total</b>			<b>4,994,000</b>	<b>2,076,900</b>	<b>2,917,100</b>	
<b>WASTE</b>						
Civic Waste amenity and recycling	Expand/new waste and recycling facilities	RCC	960,500	338,300	622,200	2016
<b>Sub-Total</b>			<b>960,500</b>	<b>338,300</b>	<b>622,200</b>	
<b>SOCIAL &amp; COMMUNITY</b>						
Adult Social Services	Expand Residential Home capacity with extra 16 full time residential care beds	RCC	582,200	385,800	196,400	2016-2021
Disabled Facilities	Disabled Facilities Grant	RCC	83,000	0	83,000	2021-2026

	<b>Primary Infrastructure (necessary to support development and growth)</b>	<b>Lead Delivery Agency</b>	<b>Cost (£)</b>	<b>Committed or Projected Funding (£)</b>	<b>Funding Gap - Required Developer Contribution (£)</b>	<b>Indicative Phasing</b>
Youth Services	New base for youth service and young people's homeless accommodation	RCC	12,600	0	12,600	2021-2026
<b>Sub-Total</b>			<b>677,800</b>	<b>385,800</b>	<b>292,000</b>	
<b>LIFELONG LEARNING</b>						
<b>Education Early Year &amp; Childcare</b>	Building infrastructure for provision of non maintained services for additional 42 children	RCC	526,100	0	526,100	2016
<b>Primary School</b>	No investment Required	RCC	0	0	0	NA
<b>Secondary</b>	No investment Required	RCC	0	0	0	NA
<b>Post 16/Further Education</b>	No investment Required	RCC	0	0	0	NA
<b>Sub-Total</b>			<b>526,100</b>	<b>0</b>	<b>526,100</b>	

	Primary Infrastructure (necessary to support development and growth)	Lead Delivery Agency	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)	Indicative Phasing
<b>LOCAL HEALTH SERVICES</b>	<b>New, expanded or improved GP Facilities.</b>					
	Increased capacity at Uppingham GP Practice to cater for Uppingham needs.	NHS	130,800	0	130,800	2016-21
	Additional clinical and administrative space at Empingham GP Practice	NHS	95,400	0	95,400	2021-2026
	Internal re-configuration at Market Overton surgery facility	NHS	67,000	0	67,000	2021-2026
<b>Sub-Total</b>			<b>293,200</b>	<b>0</b>	<b>293,200</b>	
<b>Emergency Services</b>						
<b>Police</b>	New or expansion of existing Police Stations and associated infrastructure.	Leics & Rutland Police	1,077,700	850,000	227,700	2014-2026
<b>Sub-Total</b>			<b>107,700</b>	<b>850,000</b>	<b>227,700</b>	
<b>LIBRARIES</b>						
Improvements to library provision outside Oakham - RCC Option	Refurbishment of building including ICT replacement and upgrade of children's area	RCC	106,600	0	106,600	2014



	Primary Infrastructure (necessary to support development and growth)	Lead Delivery Agency	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)	Indicative Phasing
Improvements to library provision outside Oakham - UTC NP Option	TBD	UTC	TBD		TBD	TBD
<b>Sub-Total</b>			<b>106,600</b>	<b>0</b>	<b>106,600</b>	
<b>MUSEUMS</b>						
	Development of Heritage and Cultural facilities.	RCC	142,100	62,200	79,900	2016-2018
<b>Sub-Total</b>			<b>142,100</b>	<b>62,200</b>	<b>79,900</b>	
<b>ECONOMIC DEVELOPMENT</b>						
	Oakham and Uppingham Town Centre Management	RCC	660,000	415,000	245,000	2016-2021
<b>Sub-Total</b>			<b>660,000</b>	<b>415,000</b>	<b>245,000</b>	
<b>Outdoor Sports and Playing Fields</b>						
	County Sports Provision	RCC	1,349,700	465,500	884,200	2020
<b>Sub-Total</b>			<b>1,349,700</b>	<b>465,500</b>	<b>884,200</b>	

	Primary Infrastructure (necessary to support development and growth)	Lead Delivery Agency	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)	Indicative Phasing
<b>Indoor Sports Facilities</b>						
Expand or re- modelling of existing indoor facilities eg Halls or Pools	County Sports provision	RCC	3,710,000	3,592,000	118,000	2017
<b>Sub-Total</b>			<b>3,710,000</b>	<b>3,592,000</b>	<b>118,000</b>	

## Summary

Service Areas	Cost (£)	Committed or Projected Funding (£)	Funding Gap - Required Developer Contribution (£)
Highways, Transport and Waste	7,012,000	2,999,700	4,012,300
Health and Social Care	971,000	385,800	585,200
Lifelong Learning	526,100	0	526,100
Emergency Services	1,077,700	850,000	227,700
Economic Development	660,000	415,000	245,000
Culture and Leisure	5,308,400	4,119,700	1,188,700
<b>Overall Total</b>	<b>15,555,200</b>	<b>8,770,200</b>	<b>6,785,000</b>