



Walsall Council

Draft Infrastructure Delivery Plan

Community Infrastructure Levy (CIL)

Consultation 2015

Introduction

The Community Infrastructure Levy (CIL) has been introduced by the Government as the preferred way for local authorities to improve infrastructure and deal with planning obligations. CIL Regulations 2010 (as amended) provide local authorities with the opportunity to generate revenue from new developments, to be spent on a wide range of infrastructure projects which are needed as a result of, or to enable, development. Such projects include (but are not limited to) roads, public transport, open space or health centres in their areas. CIL charges must be based on a viability assessment of development in the Borough and CIL income must be spent on identified infrastructure needs.

Infrastructure Delivery Plan

To support the introduction of CIL the Charging Authority (Walsall Council) must develop an evidence base including a borough wide viability study to assess the viability of a range of development types and an Infrastructure Delivery Plan (IDP) to identify infrastructure projects needed to support development. To implement CIL Charges an IDP must demonstrate that there is a shortfall between funds available (if any) and the actual cost of infrastructure provision (referred to as the funding gap). Walsall Council's IDP expands on, and updates the Infrastructure and Delivery Plan used to support the adoption of the Black Country Core Strategy in 2011 and has identified a comprehensive list of infrastructure along with a funding gap of over £180 million. This is set out in Appendix A.

It should be noted that this IDP only sets out the baseline position of infrastructure requirements across Walsall and is intended to be a live document. Walsall Council will continue to liaise with all relevant infrastructure providers and partners to ensure that the IDP can be reviewed and updated when necessary. This IDP has been prepared in parallel with a Site Allocation Document and Town Centre Area Action Plan to ensure the infrastructure requirements arising from these plans are reflected in it and to support the development and regeneration aims over the plan period of up to 2026 and beyond.

Find out more about these plans at www.walsall.gov.uk/planning_2026

Regulation 123 list

This IDP will inform the Council's final list of infrastructure projects that will benefit from CIL funds (known as the Regulation 123 list). It should be noted that some of the infrastructure projects set out in this IDP may not feature on the final list as the Council will need to identify the priority of spend based on the most necessary infrastructure that best supports future development and regeneration. A draft Regulation 123 list will be published alongside the draft CIL Charging Schedule in 2016.

Section 106

The NPPG recommends that it is good practice for charging authorities to publish details of the proposed use of Section 106 alongside the operation of CIL. The commissioned CIL viability study sets out that the use of Section 106 is likely to be scaled back to the following items of infrastructure post CIL adoption. This will be considered in more detail as part of the draft Regulation 123 List in 2016 and published alongside the consultation on the Draft CIL Charging Schedule:

Likely continued use of S106

- Site specific highway improvements such as vehicle access, junction improvements and public transport improvements necessary to make the development acceptable;
- Site specific air quality mitigation measures;
- Site specific public art;
- Provision of affordable housing; and
- Site specific flood mitigation / resilience measures.

Examples of infrastructure likely to be funded by CIL

- Provision, improvement, replacement, operation or maintenance of strategic transport and highways infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic utilities infrastructure for employment sites outside the enterprise zone;
- Provision, improvement, replacement, operation or maintenance of education facilities;
- Provision, improvement, replacement, operation or maintenance of open Space and outdoor leisure;
- Provision, improvement, replacement, operation or maintenance of community hubs, heritage centre and other social related infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic flood resilience and mitigation infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic nature conservation and environmental infrastructure; and
- Provision, improvement, replacement, operation or maintenance of strategic public realm.

Appendix A – Draft Infrastructure Delivery Plan

Infrastructure	Estimated Total Cost in £	Estimated Funding Available in £	Funding Source	Funding Gap in £	Evidence Base	Comments
Highways Improvements and Transport Infrastructure (Metro routes are under review and not included).						
Walsall Town Centre Public Transport Interchange	£7,800,000	£0	LTP, RFA, LA, Centro - WMPTA	£7,800,000	Core Strategy Delivery & Imp Plan Feb 2010	Options are being examined as part of Town Centre AAP
Darlaston SDA Access Project	£24,000,000	£24,000,000	LA, LTP, Centro	£0	Core Strategy Delivery & Imp Plan Feb 2010	Scheme is fully funded and starting on site in October 2014
A454 Improved access from the Keyway to Longacres Industrial Estate, Willenhall	£1,573,000	£0	Unsecured	£1,573,000	Core Strategy Delivery & Imp Plan Feb 2010	Scheme will mainly benefit the existing major landowner in the area
A461 Route Key Junction Improvements	£15,400,000	£4,000,000	LGF	£11,400,000	Core Strategy Delivery & Imp Plan Feb 2010	Scheme part-funded (£4m) from LGF for two junctions (Salters Rd and Shire Oak)
Junction 10 M6 Improvements	£64,500,000	£62,000,000	LGF and Highways Agency	£2,500,000	Core Strategy Delivery & Imp Plan Feb 2010	Funding gap likely to be removed through value engineering and scope changes.
Walsall to Wolverhampton Rail Service with intermediate stations at Willenhall and James Bridge (EZ)	£21,000,000 capital; £1,200,000 revenue per annum	£0	Unsecured	£22,200,000	Core Strategy Delivery & Imp Plan Feb 2010	Costs from Centro-commissioned Tram-Train Study March 2014 (Mott MacDonald). Costs based on 30-minute frequency service (2tph).
Sutton Line Passenger Services/ Walsall to Aldridge spur.	£23,000,000	£0	Centro - Major Local Transport Scheme Bid; Rail Industry CP6 2019-24	£23,000,000	Core Strategy Delivery & Imp Plan Feb 2010	Dependent on Network Rail to electrify the line in Control Period 6
Stourbridge to Walsall-Lichfield Heavy Rail Line Reinstatement	Phase 1 - S to W = £70,000,000 Phase 2 - W - L = £55,000,000	£0	Unsecured	£70,000,000	Core Strategy Delivery & Imp Plan Feb 2010	Not a Network Rail or Rail Freight Industry priority
Chase Line resignalling and electification north of Walsall	£30,000,000	£30,000,000	Resignalling and line speed - Network Rail	£0	Core Strategy Delivery & Imp Plan Feb 2010	Fully funded scheme. Signalling complete. Electrification and line speed increase underway as at Sep 2014
Town Centre ring road / junction improvements	£1,176,000	£0	None at present	£1,176,000		
Town Centre parking provision	£10,000,000	£0	None at present	£10,000,000		
Enterprise Zone Access	£3,000,000	£3,000,000	Enterprise Zone Business Rate Mechanism	£0		
Phoenix 10 Access	£2,500,000	£2,500,000	Enterprise Zone Business Rate Mechanism	£0		
Car Park signage - Town Centre	TBC	TBC	TBC	TBC		
Total Funding Gap				£149,649,000		

Utilities						
Black Country Broadband Project - increasing superfast broadband coverage from 87% to 95% by 2017.	£7,500,000	£7,500,000	BDUK money (£3m) Local match funding; (£3m via Growing Places Fund); and Contribution from private sector partner (£1.5m approx).	£0	Broadband Delivery UK - Government Project	
Utilities connections - key employment sites (outside the EZ)	£1,000,000	£0	None at present	£1,000,000		Cost will be dependent on nature and extent of the work – general allowance of £100k per site for 10 sites
Total Funding Gap				£1,000,000		
Social / Community Infrastructure Requirements						
Three 0.5 form school expansions being worked up for 2016/17 school year.	£4,500,000	£4,500,000	DfE Basic Need Funding	0	The schools expansion needs are calculated using birth rate projections from the ONS and also take account of known development schemes that have been consented.	These options have not yet been worked up, consulted on or approved, so the identities of the schools may change when feasibility studies are undertaken.
Very early stage plans for improvements and changes to the SEND (special educational needs and disability) portfolio.	£4,000,000	£1,000,000	Schools Forum	3,000,000	The schools expansion needs are calculated using birth rate projections from the ONS and also take account of known development schemes that have been consented.	
Fibbersley Park Primary School 1 form expansion	£3,600,000	£3,600,000	DfE Basic Need Funding	0	The schools expansion needs are calculated using birth rate projections from the ONS and also take account of known development schemes that have been consented.	
Christchurch Primary School 0.5 form expansion	£1,150,000	£1,150,000	DfE Basic Need Funding	0	The schools expansion needs are calculated using birth rate projections from the ONS and also take account of known development schemes that have been consented.	
King Charles Primary School 0.5 form expansion	£3,070,000	£3,070,000	DfE Basic Need Funding	0	The schools expansion needs are calculated using birth rate projections from the ONS and also take account of known development schemes that have been consented.	

Town Centre to Walsall Border Towpath Improvements	£2,030,000	£540,000	Local Growth Fund – Managing Shorter Trips	£1,490,000	<p>Providing a traffic free, off road walking and cycling route to encourage more people to travel shorter trips using sustainable forms of transport and increasing the amount of physical activity.</p> <p>Increased use of towpath for recreation and enjoyment and access to greenspace which is important for their health and wellbeing.</p>
Walsall Canal – Town Centre to Birchills Junction	£202,000	£0	None at present	£202,000	<p>Providing a traffic free, off road walking and cycling route to encourage more people to travel shorter trips using sustainable forms of transport and increasing the amount of physical activity.</p> <p>Increased use of towpath for recreation and enjoyment and access to greenspace which is important for their health and wellbeing.</p>
Wyrley and Essington Canal – Towpath improvement works – Broad Lane North – Stephenson Avenue (6.85km)	£1,712,500	£0	None at present	£1,712,500	<p>Providing a traffic free, off road walking and cycling route to encourage more people to travel shorter trips using sustainable forms of transport and increasing the amount of physical activity.</p> <p>Increased use of towpath for recreation and enjoyment and access to greenspace which is important for their health and wellbeing.</p>
Wyrley and Essington Canal Local Nature Reserve.	£300,000	£0	None at present	£300,000	<p>Development of a Local Nature Reserve will afford the canal additional protection, raising the profile of the canal to attract visitors and protect wildlife and habitat for the benefit of people.</p> <p>Increased use of the canal for recreation and enjoyment and access to greenspace which is important for their health and wellbeing.</p>

Daw End Canal Towpath and Environmental Enhancements	£1,757,500	£0	None at present	£1,757,500	Providing a traffic free, off road walking and cycling route to encourage more people to travel shorter trips using sustainable forms of transport and increasing the amount of physical activity. Increased use of towpath for recreation and enjoyment and access to greenspace which is important for their health and wellbeing.	
Single Heritage Centre - combining the current services of the Leather Museum, Walsall Community History Museum and the Local History Centre on a single site.	£3,000,000	£0	Development bid to Heritage Lottery Fund by June Full bid October 2016	3,000,000		
Barr Beacon - Bands on the Beacon Community Music Event	£200,000	£0	None at present	200,000		This project is not considered to meet the definition of infrastructure to be able to benefit from CIL funds.
Oak Park & Bloxwich Active Living Centres re-development	£24,300,000	£24,300,000	Council £22,000,000 Sport England £2,000,000 Other (sports) £300,000	0		
Community Hubs - Single building / hub.	£6,000,000	£0	None at present	6,000,000	Presumption that there are a minimum of 6 hubs i.e. 1 in each Area Partnership area	
			Total Funding Gap	17,462,000		
Flood Risk / Water Infrastructure						
Ford Brook Early warning system for the Town Centre	£30,000.00	£0	None at present	£30,000	Provide warning to residents asleep in the night of rise in water level	Further investigation required on the most appropriate warning system, including how to inform the residents living within the town centre on procedure for evacuation.
Replacement of the old Ford Brook Tunnel running under Tower Street	£500,000.00	£0	None at present	£500,000	Structure holding the concrete slab / road beginning to show signs of deterioration If allowed to fail could cause a collapse of the carriageway	Further investigation and design required to determine options
			Total Funding Gap	£530,000		
Nature Conservation / Environmental Infrastructure						
Improvement to allotment standards, access and provision.	£25,000	£0	None at present	£25,000	Greenspace Strategy Action Plan	
Outdoor gyms at Pleck Park, Leamore Park and King George V Playing Fields.	£75,000	£0	None at present	£75,000	Greenspace Strategy Action Plan	

Pollinators Pit Stops - improving biodiversity at open spaces in borough	£50,000	£0	None at present	£50,000	Greenspace Strategy Action Plan	
Pleck Park Walled Garden - restoration of the garden, and essential infrastructure work to stabilise the wall.	£100,000	£0	None at present	£100,000	A structural survey on the wall was prepared prior to 2010 which detailed the landscape history.	
Recycling - resource for education programme to increase composting and recycling rates.	£5,000	£0	None at present	£5,000	Recycling Strategy	
Recycling - education trailer to increase composting and recycling rates.	£2,000	£0	None at present	£2,000	Recycling Strategy	
Recycling - Smart Phone Apps offering improved access to information & advice to customers.	£100,000	£0	None at present	£100,000	Recycling Strategy	This project is not considered to meet the definition of infrastructure to be able to benefit from CIL funds.
Replacement Tree Programme	£20,000	£0	None at present	£20,000	Urban Forest Strategy, Council's Climate Change Strategy and Action Plan, and the Birmingham and Black Country Nature Improvement Area.	
Retained Land management - fencing and boundary walls that need maintaining.	£200,000	£0	None at present	£200,000		
Top Hangar - Part of Walsall Country Park development	£732,000	£3,000,000 £30,000,000	Landscape Partnership European Social Fund	TBC	Supports all four priorities of Corporate Plan Delivering Public Health outcomes	
Walsall Arboretum Extension Development Plan - include resurfacing of key footpaths, drainage improvements along the brook course footpath, new bins and benches and new signage (Directional and noticeboards).	£300,000	£0	Landfill Tax application planned 15/16	£300,000	Key aim within the 10 year Management and Maintenance Plan for the park and follows the principles of the Greenspace Strategy.	

Walsall Arboretum (Extension Footpath) - significant upgrading of footpath link between the Grange Car Park (Main Car park for the Arboretum) and the play area and historic core of the park / new Visitor Centre.	£120,000	£50,000	15/16 Council Capital Funding	£70,000	Key aim within the 10 year Management and Maintenance Plan for the park and follows the principles of the Greenspace Strategy.	
Walsall Country Park	£100,000	£68,500	Potential Capital Programme funding 2015/16 (£68,500)	£31,500	Walsall Arboretum Management Plan, Green Space Strategy & Birmingham and Black Country Nature Improvement Area.	
Green Flag Action Plan - aims to secure these for Barr Beacon, Blackwood Park and Walsall Arboretum.	£300,000	£0	None at present	£300,000	Green Space Strategy	
Green Pathways - Pilot project in each Area Partnership.	£265,500	£90,000	Capital Programme	£175,500	Green Space Strategy	
Green Space Strategy Improvement Plan - future management, maintenance and development of all green space across the Borough.	£1,000,000	£0	None at present	£1,000,000	Green Space Strategy	Green Space Strategy to be revised in 2017.
Hay Head Wood Open Space car park - significant upgrading.	£20,000	£0	None at present	£20,000	Green Space Strategy	
Walsall Country Park (Hay Head Wood) - upgrading footpath links.	£25,000	£0	None at present	£25,000	Green Space Strategy	
Hill Hook tree planting scheme	£10,000	£0	None at present	£10,000	Urban Forest Strategy	
Walsall Country Park (Hill Hook) - upgrading footpath links.	£50,000	£0	None at present	£50,000	Green Space Strategy	
IT equipment - integrate green space infrastructure and grounds maintenance inspection systems.	£20,000	£0	None at present	£20,000	Green Space Strategy	This project is not considered to meet the definition of infrastructure to be able to benefit from CIL funds.
Kings Hill Park bank stabilisation - structural survey and if necessary undertake bank stabilisation works.	£75,000	£0	None at present	£75,000	Land movement identified during repair works.	
Merchants Way - hardstanding area.	£120,000	£0	None at present	£120,000	Recycling Strategy	
Play Strategy Delivery Plan	£1,000,000	£0	None at present	£1,000,000	Play Strategy	

Barr Beacon - footpath / access improvements	£13,000	£0	None at present	£13,000	Green Space Strategy, Black Country Geodiversity Action Plan and the proposed Black Country GeoPark.	
Barr Beacon - Pedestrian crossing points on Beacon Road, Bridle Lane and Pinfold Lane.	£180,000	£0	None at present	£180,000	Green Space Strategy, Black Country Geodiversity Action Plan and the proposed Black Country GeoPark.	
Barr Beacon Quarry bridlepath	£60,000	£0	None at present	£60,000	Green Space Strategy	
Beacon Lodge - Visitor Centre	£1,000,000	£0	None at present	£1,000,000	Green Space Strategy, Black Country Geodiversity Action Plan and the proposed Black Country GeoPark.	
Bentley Chapel Heritage Centre	£252,000	£0	None at present	£252,000		
Covert / cctv cameras - flytipping and other criminal activity	£20,000	£0	None at present	£20,000	Green Space Strategy	
Walsall Country Park (Cuckoos Nook and The Dingle) - upgrading footpath links.	£120,000	£0	Potential European funding TBC	£120,000	Green Space Strategy	
Environmental Depot Timber Storage Area	£13,000	£0	None at present	£13,000	Urban Forest Strategy, Climate Change Strategy and Action Plan, and the Birmingham and Black Country Nature Improvement Area.	
Friends of Darlaston South Parks - Outdoor Fitness Equipment	£50,000	£0	None at present	£50,000	Green Space Strategy and public health objectives in the Darlaston South area.	
Ecological Surveys and Management Plans	£100,000	£0	None at present	£100,000	Green Space Strategy	
Cannock Chase SAC Access Management Measures (SAMM).	n/a	n/a	n/a	n/a	Walsall has no proposed housing allocations within the proposed 8km payment zone for SAMM mitigation. Funds from Walsall's CIL are not therefore considered necessary under these circumstances.	
Green infrastructure: Continue the work of Nature Improvement Area (NIA)	£250,000	£0	Limited funding through DEFRA and Council capital and revenue budgets.	£250,000		
Green infrastructure: Heathlands	£500,000	£0	Limited funding through DEFRA and Council capital and revenue budgets.	£500,000		
			Total Funding Gap	£6,212,000		

Public Realm Infrastructure						
Borough wide LED Street Lighting Project - upgrade the existing lanterns and achieve energy savings to reduce carbon and mitigate against future energy price rises.	£13,911,095	£13,911,095	Prudential borrowing	£0	Climate Change Strategy	
Public Realm – Gallery Square	£1,000,000	£0	None at present	£1,000,000	DTZ AAP viability and deliverability study	
Public Realm – Park Street Arcade flooring	£25,000	£0	None at present	£25,000	DTZ AAP viability and deliverability study	
Public Realm – wider town centre	£10,000,000	£4,100,000	Capital programme (2015-2020)	£5,900,000	DTZ AAP viability and deliverability study	
Public Realm – District Centres	£2,000,000	£0	None at present	£2,000,000		
Public Realm – Goscote	£2,500,000	£2,500,000	Local Growth Fund (Wave 1)	£0		
Closure of Wolverhampton Street	£575,000	£75,000	S106 relating to Kier development, for modelling and feasibility work.	£500,000		
Willenhall Market	£30,000.00	£0	Capital Programme	£30,000		
CCTV Improvements	£1,000,000	£0	None at present	£1,000,000		
			Total Funding Gap	£10,455,000		
			GRAND TOTAL FUNDING GAP	£184,778,000		

Planning Policy Team

Planning and Building Control

Walsall Council

Darwall Street

Walsall

WS1 1DG

Telephone: 01922 658020

Fax: 01922 652670

Email: planningpolicy@walsall.gov.uk

Website: www.walsall.gov.uk/planning_policy