



TRAFFORD
COUNCIL

Trafford Council Infrastructure List (2021/22)

Background

1. Trafford Council is both a Community Infrastructure Levy (CIL) Charging and a CIL Collecting Authority. Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended) requires CIL Charging Authorities to produce an annual Infrastructure Funding Statement. This must include a list of schemes or types of infrastructure (the “Infrastructure List”) that the Council intends to be wholly or partly funded from CIL.

Allocation of CIL

2. CIL income is required to be allocated as follows:
 - Up to 5% of CIL can be applied towards its implementation and ongoing administration
 - 15% (25% in areas that have a Neighbourhood Development Plan in place) of CIL is to be spent on the provision of local infrastructure improvements or other measures to support the development of the area (referred to as Local CIL). Where the development that paid the CIL is located within a Parish Council boundary, the 15% local CIL should be passed to the relevant Parish Council to spend on local infrastructure. Where the development is located in an area that has a Neighbourhood Development Plan in place, 25% of the CIL funds received should be spent on local infrastructure in the Neighbourhood Development Plan area.
 - 80% (70% in areas that have a Neighbourhood Development Plan in place) of CIL is to be applied to strategic infrastructure to support the growth of the CIL Charging Authority’s area (referred to as Strategic CIL)
3. The Infrastructure List relates solely to schemes of infrastructure types to be funded from Strategic CIL.

What is Infrastructure?

4. Infrastructure can take many forms – it can be defined in physical, green and community terms, and is essential to support objectives of increased housing provision, economic growth and mitigating climate change, and of creating thriving and sustainable communities.

5. In addition to housing and job opportunities, supporting infrastructure including green energy, utility services, transport, schools, open space, community, health and leisure services, are all needed.

Trafford Council Approach

6. [National Guidance](#) stipulates that future spending priorities of Strategic CIL should be set out in accordance with up-to-date or emerging plan policies. In particular, the guidance advises that Councils should demonstrate how developer contributions will be used to deliver relevant strategic policies in the plan, including any infrastructure projects or types of infrastructure that will be delivered, when, and where.
7. Consequently, the Council's approach to identifying schemes to be funded by Strategic CIL is as follows:
 - a. Strategic CIL allocations will be to schemes that are necessary to deliver the aims and objectives of the adopted and emerging Development Plan for Trafford¹ to meet development and growth needs.
 - b. Strategic CIL allocations will be to schemes that support the development of Trafford, by delivering infrastructure that enables, or mitigates the impact of major development in the borough
 - c. Strategic CIL allocations will be for a minimum of £500,000.00
 - d. Spending of Strategic CIL allocations will be approved by a meeting of the Full Council
8. This approach enables the Council to be responsive to the infrastructure requirements of major growth areas in the borough, and to allocate Strategic CIL to enable infrastructure to come forward in a timely manner to support such growth. It provides flexibility to enable the Council to allocate Strategic CIL to whatever strategic infrastructure is required in the specific location, be it flood defence measures, school expansions, transport improvements etc.

¹ Currently this means the adopted Core Strategy, examined Civic Quarter Area Action Plan, the submitted Places for Everyone joint Local Plan and the emerging Trafford Local Plan

Trafford's Infrastructure List

9. The Infrastructure List is set out in the following table, and it contains Strategic CIL allocations identified for 1 April 2022 onwards.

Infrastructure List for 1 st April 2022 Onwards
Carrington Sustainable Transport Corridor (formerly known as Carrington Relief Road)
Timperley Wedge Sustainable Transport Corridor (also known as the 'spine road')
A56 Sustainable Transport Improvements and Enhancements
Timperley Brook Surface Water Management Scheme
Longford Brook Flood Alleviation Scheme

10. S106 and CIL monies may be combined to fund infrastructure on this list, and also combined with other funding streams where appropriate, to meet the total cost of the scheme. Where schemes are part funded by S106 and other funding streams, the total amount of CIL directed to that scheme will not exceed the total cost of the scheme minus the contribution from other sources.

Potential Future Strategic CIL Infrastructure List Allocations

11. There are a number of significant infrastructure schemes in the pipeline that are being considered for Strategic CIL Funding. As with most major infrastructure projects, funding for such schemes will come from a number of sources, and therefore until the level of alternative sources of funding is clearer, formal CIL allocations are unlikely to be made. The most significant potential schemes in terms of both impact and cost are as follows:
- North neighbourhood (Stretford and Old Trafford) additional clinical floorspace and enhancements (linked to Stretford Leisure Centre Project – encompassing library and sports/ leisure facility improvements)

- b. Central Neighbourhood (Sale) new health centre, additional clinical floorspace and enhancements
- c. Renewable and Low Carbon Energy generation within Trafford Park
- d. Neighbourhood District Heating at Stretford and within the Civic Quarter
- e. Implementation of borough-wide Leisure Review – encompassing multiple sites/ venues

Affordable Housing

12. The Council always endeavours to provide affordable housing on-site with respect to any proposed development. However, there are times when this cannot take place and, in those circumstances the Council will secure a sum via a Section 106 Agreement for off-site provision elsewhere within the authority. With respect to these sums, the Council will work with Registered Providers to identify schemes in consultation with the Council's Housing Strategy Team.

Contact details

13. For further information about this report or any queries relating to the Infrastructure List, please email strategic.planning@trafford.gov.uk