

Place Overview & Scrutiny Committee

Agenda Item 59

Subject: Infrastructure Delivery Plan and CIL - Plan for future years

Date of meeting: 21st January 2026

Report of: Chair of Place Overview & Scrutiny Committee

Contact Officer: Name: Natalie Sacks-Hammond

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Ward(s) affected: (All Wards);

Key Decision: No

1. Purpose of the report and policy context

- 1.1 The current Infrastructure Delivery Plan (IDP) was developed in 2021 and needs to be refreshed to reflect progress with projects, new priorities, the current financial landscape and the remaining delivery period before the new City Plan comes into effect. The Infrastructure Delivery Plan identifies the city's infrastructure requirements including social, physical and green infrastructure.
- 1.2 Appendix 1 explains the IDP; giving an overview of the refresh, looking at the levels of CIL receipts and how this work will be incorporated into the budget setting process.

2. Recommendations

- 2.1 That Place Overview & Scrutiny Committee notes the report.

3. Context and background information

- 3.1 The Infrastructure Delivery Plan identifies the projects required to support Council Plan Outcome 1, *A City to be Proud of*. It outlines what infrastructure is needed, its location, delivery timescales, and progress to date.
- 3.2 The projects support key priorities, including seafront development, sports facilities, regeneration, carbon net zero initiatives, parks, green spaces, and wider environmental improvements. It is proposed that the Citywide Community Infrastructure Levy (CIL) funding will contribute to the delivery of priority projects over the next three years, with Neighbourhood CIL supporting additional bids to the Better Brighton & Hove Fund.
- 3.3 Significant borrowing costs could be avoided if all Citywide CIL is used to support existing programmes. Services are planning to deliver £7.45m of infrastructure projects funded through Section 106 receipts, with a further

£4.9m currently awaiting allocation. A further round of Neighbourhood CIL bidding is expected to take place early 2027.

- 3.4 The IDP identified £587bn infrastructure projects. The refresh needs to update progress on projects since 2020, reflect current financial projections and align with projects in the Council Plan. A new plan will be developed for 2030 – 2041.
- 3.5 Next steps include reviewing the current plan with services, agreeing the use of Citywide CIL to offset revenue borrowing costs in the short/medium term, and to confirm the timetable for the next round of Neighbourhood CIL funding.

4. Analysis and consideration of alternative options

- 4.1 Not specifically for this scrutiny report but see Appendix 1 for key risks and issues.

5. Community engagement and consultation

- 5.1 Not specifically for this scrutiny report.

6. Financial implications

- 6.1 There are no direct financial implications arising from the recommendations of this report as it is for noting. Use of CIL Citywide receipts to support existing priority capital expenditure over the next 3 years could reduce ongoing revenue borrowing costs. The administrative costs of managing and monitoring both Section 106 planning obligations and the Community Infrastructure Levy (CIL) are funded from the levy (CIL) or contained within existing service revenue budgets (Section 106). Developer contributions are a source of funding for the provision of infrastructure within the city.

Name of finance officer consulted: John Lack Date consulted: 23/12/2025

7. Legal implications

- 7.1 There are no direct legal implications arising from this report as it is for noting. Any expenditure of CIL monies will need to be in accordance with the statutory scheme that sets out limitations and requirements for use.

Name of lawyer consulted: Katie Kam Date consulted (24 12 2025):

8. Equalities implications

- 8.1 Equalities implications for infrastructure development plans are significant, as decisions must consider the diverse needs of all people to ensure fairness and inclusive growth. This ensures that marginalised groups are not disproportionately negatively impacted. Issues to consider include

accessibility, safety and security, community belonging, health and wellbeing.

9. Sustainability implications

9.1 Incorporating sustainability into planning from the very beginning is crucial to minimise negative effects on environmental, social, and economic aspects. Key considerations include addressing climate change, promoting biodiversity, attracting investment, and decreasing the consumption of raw materials in construction.

10. Health and Wellbeing Implications:

10.1 Carefully planned infrastructure can improve community health and wellbeing by encouraging active travel, ensuring access to green spaces, maintaining a cleaner environment with improved air quality, implementing road safety measures to lower accidents and crime, and providing adequate street lighting.

11. Conclusion

11.1 Place Overview & Scrutiny Committee to note the report.

Supporting Documentation

1. Appendices

1. Infrastructure Delivery Plan and CIL – Plan for future years

