

A NEW VISION FOR DEVELOPING WAKEFIELD DISTRICT

Community Infrastructure Levy (CIL)

Infrastructure Delivery Plan

Evidence Update

October 2014



Local Development Framework

www.wakefield.gov.uk

wakefieldcouncil
working for you

Community Infrastructure Levy (CIL)

Infrastructure Delivery Plan

Evidence Update

October 2014

Introduction

This document should be read in conjunction with the infrastructure evidence base for the local plan and the Infrastructure Delivery Plan Evidence prepared by DTZ on behalf of Wakefield Council in July 2013. This document represents a brief update to information gathered for the July 2013 refresh. This update has been based on the best information available at the time and should not be considered to constitute a complete representation of the district's requirements for infrastructure, costs and funding.

2 Infrastructure Costs and Funding Schedule

Transport

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Transport	Contact: Paul Stevenson/ Tracey Brewer/Kate Thompson / Rob Matley					
	Castleford Train Station - has just commenced feasibility stage funded through WYTF for station improvements	£1.6m	WYCA mandate either LTP or WYTP	£1.6m	£0	£1.6m
	Wakefield Kirkgate Station Public Transport, Accessibility Improvements	£6.1m	Network Rail, Metro and other Contributions £6.1m	£0	£0	£0
	Town End, Pontefract junction capacity improvements.	£0.92m	£0.92m from LTP	£0	£0	£0
	Kirkgate Development (highways)	£5.5m	£0 scheme included in WYTF bid	£5.5m	£0	£5.5m
	Ings Road – Denby Dale Road, Wakefield Highway improvements	£5m	£0 (this scheme is included in WY Transport Fund bid)	£5m	£0	£5m
	Castleford Bus Station improvements	£5.7m	£4.9m from Metro LTP, £0.8m from WMDC LTP	£0	£0	£0
	Pontefract Monkhill Rail Station Improvements	£4.3m	£0.4m from Metro LTP, future bid to WYTF £3.8m	£3.9m	£0.1m s106 contributions	£3.8m

	Castleford Northern Road	£70m (£10-15m)	Future bid to WYTF	£35m	£35m	£0
	Pontefract Northern Link Road is fully funded and on site, due for completion Jan 15	£5m	Funded through DfT Pinchpoint £4.1m, WYTF £1.4 (this element will be repaid by S106 monies)	£0	£0	£0
	Wakefield Eastern Relief Road	£35m	£35m WYTF & site developer	£0	£0	£0
	Growth Point general highway works	£10m	£0	£10m	£0	£10m
	District Wide Cycle Network – including Castleford Riverside and Pontefract-Knottingley Connect cycleways	£7m	£0.5m	£6.5m	£0	£6.5m
	Local Network rail electrification	tbc	Metro is working with partners in West Yorkshire to identify the infrastructure projects to be included in Rail Plan 7 which covers the period 2013 – 2026. Schemes will be selected on a value for money basis and subsequently applications for funding will be made to DfT. No funding will be available for projects until 2019.			
	Rail Plan 7 improvements – Wakefield District	tbc				
	Glasshoughton South Link Road	£4	£4m WYTF	£0	£0	£0
Environmental Health	Electric vehicle charging and gas refuelling infrastructure 50 charging points across the district within the next 5 years at approx. £5K per unit – this would be to cover:-	£0.25m	£0.02m from LTP	£0.23m	£0	£0.23m

	<p>The strategic highway network (- junctions of M1, M62 and A1) for (rapid charging < 1 hr).</p> <p>Destination locations such as Yorkshire Sculpture Park, The Hepworth and Xscape (medium charging 2 - 4hrs)</p> <p>Retail centres, towns and Wfd city (public parking) (medium charging 2- 4hrs)</p> <p>Transport connections – mainly train stations (standard charging 4 – 8 hrs)</p> <p>Hotels (standard charging 4 – 8 hrs)</p> <p>Public Buildings (Council offices, Hospitals, Colleges etc) - (standard charging 4 – 8 hrs).</p>					
<p>Highways Agency</p>	<p>Wakefield Infrastructure Study identifies a number of</p>	<p>Not currently designed or included in any formal funding</p>	<p>£0</p>	<p>£?</p>	<p>£?</p>	<p>£?</p>

	improvement schemes required to the Strategic Road network.	programme so costs are unknown.				
	Subtotal :	£160.37m	£22.22m	£138.15m	£35.1m	£103.05m

Utilities

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Utilities						
Water	Contacts: Matthew Gibson, Yorkshire Water					
<p>No further update to the position as of July 2013</p> <p>Wakefield district is served by the Grid Surface Water Zone of Yorkshire Water's Water Resources Zones.</p>	<p>Yorkshire Water was consulted on allocated sites in the Local Plan, which highlighted the local reinforcement costs that are likely to be required in bringing forward development. The costs of diverting Yorkshire Water infrastructure (if necessary) is met by developers and the costs of connecting new water supply infrastructure to Yorkshire Water mains supply are also borne by developers on a site by site basis.</p>	0	0	0	0	0
Gas	Contacts: Trevor Sirrell, Northern Gas Network					
<p>No further update to the position as of July 2013</p> <p>West Yorkshire is close to the major gas</p>	<p>There is reasonable capacity within the high pressure transmission network in the Wakefield area. Any reinforcement</p>	0	0	0	0	0

<p>import installations on the East Coast.</p>	<p>required may be as a result of new development. If an insufficient supply is identified, Northern Gas Network assesses what infrastructure is required. Anything “downstream” of the network is funded by the developer. If reinforcement is required “upstream” Northern Gas Network runs an Economic Test. Any reinforcements required “upstream” of the development are funded by Northern Gas Network or the developer. In this regard, unless development is being brought forward by the Local Authority itself, the Council will not be required to meet the costs of improvements to gas infrastructure across the District.</p>					
<p>Electricity</p>	<p>Contacts: Ian Fletcher, Northern Power Grid</p>					
<p>Development quanta and demand likely to</p>	<p>Strategic reinforcement costs</p>	<p>£0</p>	<p>£0</p>	<p>£0</p>	<p>£0</p>	<p>£0</p>

<p>exceed local supplies and reinforcements will be required.</p>	<p>are assessed by Northern Power Grid prior to development coming forward. Infrastructure costs are assessed on a site by site basis. The total power supply that is required for the new development should be specified to Northern Power Grid; who will then assess the infrastructure costs necessary in bringing forward new development.</p>					
<p>Major Energy Requirements to Employment Sites for Potential High Energy Users</p>	<p>Predicted Load requirement issues for new investment on employment land e.g. Normanton Business Park, Newmarket, Langthwaite etc. Would come forward on a site by site basis.</p> <p>Northern Power Grid require payment upfront for infrastructure upgrades, which can take 2 years to deliver.</p>	<p>Current live supply issue at South Kirkby Business Park, resolution could be as high as £4m if a new primary station is required.</p>	<p>£0</p>	<p>£4m</p>	<p>£0</p>	<p>£4m</p>

Northern Power Grid (Long Term Development Statement November 2013, updated May 2014)	(Elland GSP, Thornhill SP) – Horbury 33/11kV substation transformer replacement	£0	£0	£0	£0	£0
	(Ferrybridge A GSP, Ferrybridge A SP) – Hemsworth 66/11kV substation replacement of 11kV switchboard					
	(Ferrybridge A GSP, Ferrybridge A SP) – Hut Green biomass generation connection					
	(Ferrybridge A GSP, Ferrybridge A SP) – South Kirkby 66/11kV substation switchgear replacement					
	(Ferrybridge B GSP, Ferrybridge Multi-Fuel SP) – Ferrybridge multi-fuel generation connection					
	Subtotal :	£4	£0	£4	£0	£4

Communications

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Communications	Contact:					
No further update to the position as of July 2013	Telecommunications services entirely open to competitive provision.	Projects are market led and so are determined on a site by site basis	n/a	0	n/a	0
	Subtotal:	0	0	0	0	0

Flood Risk and Drainage

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Flood risk and drainage/Waste/Green Infrastructure						
Flood Risk and Drainage	Contact: Rachel Jones EA/ Abdul Gaffar, John Woods, John Coates Environment Agency Project Lead, Paul Maddison/ Mark Cropley WMDC Lead Local Flood Authority, Martyn Coy Canal and River Trust, Internal Drainage Board					
Environment Agency	<p>The River Calder Flood Alleviation scheme and Ings Beck Scheme are completed and existing flood defences protect the majority of settlements. However, these could benefit from CIL contributions for ongoing maintenance as they will support the regeneration and growth of the area and may be put under additional pressure from new development.</p> <p>There is an under capacity of sewers and drains serving Castleford and Pontefract.</p>	£?	£?	£?	£?	£?
WMDC Drainage	LLFA Flood Risk Reduction	£3m	£500k pa capital programme for next 6	£0	£0	£0

			years (£3m)			
Programme – £3M required for next 6 yr (500k pa) capital programme 2015-2021 to reduce flood risk across the district by 2% pa						
LLFA High Priority Programme – £3M required over 3 years (£1 pa) to deliver the 3 highest priority flood risk capital schemes across the district	£3m	£0		£3m	£0	£3m
Climate change flood risk fund – 125k pa over the plan period to reduce flood risk by the Govts’s predicted increase in flood risk	£1.25m	£0		£1.25m	£0	£1.25m
Improvements and upgrades to pumping stations required – £20k pa over the plan period.	£0.2m	£0		£0.2m	£0	£0.2m
Montague St, Agbrigg - £300k emergency fund plus £20k for improvements and upgrades to the	£0.32m	£0		£0.32	£0	£0.32m

	pumping station and flood defence scheme.					
	Watercourse Improvements - £100k pa required for improving watercourse flood capacity across the district over the plan period.	£1m	£0	£1m	£0	£1m
	Flood Storage Improvements - £100k pa over the plan period required for improving flood capacity across the district	£1m	£0	£1m	£0	£1m
	Water Framework Directive – £8-10k pa over the plan period for policy and strategy work, coordinating with the EA and developers.	£0.08 - 0.1m	£0	£0.08-0.1m	£0	£0.08 - 0.1m
	Local FRM Strategy - £50k for the feasibility / scoping stage + £20k pa over the plan period to update modelling and progress the strategy	£0.25m	£0	£0.25m	£0	£0.25m

	to the intermediate and final stages.					
Canal and River Trust	Infrastructure including Ferrybridge and Wakefield flood locks help to ensure that water levels are managed and flood risk is reduced. These structures need to be regularly maintained and repaired when necessary.	£?	£?	£?	£?	£?
	Subtotal	£10.12	£6m	£4.17m	£0	£4.17m

Waste

Waste	Contact: Julie Greenwood / Charlie Tindall					
	South Kirkby Business Park Strategic Municipal Waste Management Facility PFI is due to open in 2015.	£0	£0	£0	£0	£0
	Total cost of 3 bins per household at £60 based on predicted household growth rate of 1.8% from October 2014	£1.04m	£0	£1.04m	£0	£1.04m
	Subtotal:	£1.04	£0	£1.01	£0	£1.04

Green Infrastructure

Green Infrastructure, open space, public space	Contact: Charlie Tindall / Adam Hunter / Tim Johnson WMDC, Canal and River Trust Martyn Coy					
Since 2010 the Council has been developing the Greenspace 2 Strategy. This identifies strategic priorities for the future.						
	<p>Parks There are ten key parks within the district urban and countryside which require new/or updated management plans.</p>					
	Pontefract Park	£3.8m	£0.3m Charity Commission Trust	£3.5m	£0	3.5m
	Thornes Park	£4m	£0	£4m	£0	£4m
	Anglers Country Park	£0.1m	£0	£0.1m	£0	£0.1m
	Haw Park Wood	£0.1m	£0	£0.1m	£0	£0.1m
	Newmillerdam Country Park	£0.5m	£0	£0.5m	£0	£0.5m
	Seckar Wood	£0.1m	£0	£0.1m	£0	£0.1m
	Walton Colliery Nature Reserve	£0.15m	£0	£0.15m	£0	£0.15m
	Wrenthorpe Park / Meadows	£0.05m	£0	£0.05m	£0	£0.05m
	Vale Head Park	£2m	£0	£2m	£0	£2m

	Friarwood & Valley Gardens	£1.5m	£0	£1.5m	£0	£1.5m
	<p>Allotments Improvements to Allotment Infrastructure Asbestos removal, water regulation compliance, track ways, fencing, drainage.</p> <p>Development of Street Scene land to provide new allotments in areas of under provision</p>	£1.6m	£0	£1.6m	£0	£1.6m
		£0.25m	£0	£0.25m	£0	£0.25m
	<p>Public Open Space Infrastructure Improvements to infrastructure in Parks & Public Open Spaces Inc: Buildings, Walls, Fences, Gates, Car Parks, Paths & driveways, Signage Furniture, Bridges Drains and culverts</p>	£11.2m	£0	£11.2m	£0	£11.2m
	<p>Sports Hubs Develop sport hubs in key parks with high quality facilities</p>					

	Including Pontefract Park	£1.5m	£0	£1.5	£0	£1.5m
	Thornes Park	£1.5m	£0	£1.5m	£0	£1.5m
	Development and improvement of sub sites. Including drainage & Changing facilities	£3m	£0	£3m	£0	£3m
	Land Drainage Issues					
	Investigate 15 identified projects to improve severe drainage problems within key parks and POS	£0.25m	£0	£0.25	£0	£0.25
	Deliver improvements identified through investigations.	£2m	£0	£2m	£0	£2m
	Closed Burial Grounds (30 sites including historic walls and features)					
	Improvements to infrastructure including walls, fences & Footpaths	£3m	£0	£3m	£0	£3m
	Greenhouse Park, Knottingley	£0.507m based on estimated costs for a specific scheme. Scoping work is proposed to look at	£0.125m	£0.382m	£0	£0.367m

		this area anew.				
Canal and River Trust	Improvement and maintenance of inland waterways and towing paths in terms of both repairs to the towpath surface and access to it.	£?	£0	£?	£0	£?
	Subtotal:	£37.107	£0.425	£36.682	£0	£36.682
Flood risk and drainage/Waste/Green Infrastructure						
	Total:	£48.267m	£6.425	£41.842	£0	£41.892

Sports, Leisure and Recreation

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Sport, leisure and recreation	Contact: Rachel Sullivan / Emma Grunwell / Lisa Dodd-Mayne					
	New swimming pool in the South East to replace Minsthorpe	£5m	£5m capital programme	£0	£0	£0
	New wet and dryside facility in the Five Towns area Estimated Capital Cost £12-£14million.	£12-14m	£12-14m Capital Programme and external bodies	£0	£0	£0
	Enhance the dry side' facilities in Knottingley. Estimated Capital cost £2.5m	£2.5m	£2.5m Capital programme and external bodies such as Sport England	£0	£0	£0
	The District has a shortfall of indoor sports hall space the equivalent of 12 badminton courts. Further work is required to determine the mix of this shortfall (i.e. 2 x 6 badminton court sports halls in various locations, or one major 12 badminton court sports hall). This may potentially be resolved by the	£6.4m (£3.2m per 6 court hall) Or £5m (12 court hall)	0	£6.4m Or £5m	0	£6.4m Or £5m

	above Five Towns proposals					
	New stadium facilities for: Castleford Tigers Wakefield Wildcats Featherstone Rovers. Potential to integrate community leisure provision within new facilities.	Wakefield Wildcats stadium = £60m Castleford Tigers = £15m, as part of £75m scheme.	£0m	£75m	S106 contributions and council expenditure	Figures to be determined
	Subtotal :	£27.9	£21.5	£6.4	£0	£6.4m

Community and Culture

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Community and Culture	Contact: Graham Riding/ Jamie Appleton					
	<p>Wakefield Theatre Royal Failed in securing HLF funding for the building. A new stage 1 bid may be prepared which would take 3 years to be progressed (Oct 2017). A HLF bid to the Town Heritage Initiative Fund is proposed, which includes improvements to the Theatre frontage on Westage £1.7 million</p> <p>This long term project includes the aspiration to extend the theatre in order to increase capacity and circulation space. This will require a further £3-4m.</p>	<p>Refurbishment costs amount to £1m. Total project costs £2.7m</p> <p>Theatre extension £3-4m</p>	<p>Dependent on funding bids to Heritage Lottery Fund.</p> <p>£0</p>	<p>£2.7m</p> <p>£4m</p>	<p>£0</p> <p>£0</p>	<p>£2.7m</p> <p>£4m</p>
	<p>Unity Hall Now open to the public. Funding still</p>	<p>Further refurbishment £0.25m</p>	<p>No current sources</p>	<p>£0.25m</p>	<p>£0</p>	<p>£0.25</p>

	required for remaining refurbishment works.					
	Pontefract Castle Major development works are planned at Pontefract Castle to remove the castle from the Buildings at Risk Register and improve public access to the site to allow increased use of the facility. Successfully secured £3m of HLF funding for the site	£3.6m	£3 secured from HLF. No further confirmation of funding from English heritage or WREN	£0.6m	£0	£0.6m
	West Yorkshire Archives HLF Stage 1 & 2 funding approved Works anticipated to start early 2015 complete 2016/17.	£5.6m	£3.9m from HLF funding bids.	£1.7m	Sale of building, value of the site for the new build, other funding and West Yorkshire Councils contribution of £15million. Subject to confirmation.	£1.7m
	Libraries Earlier planned refurbishment of 14 libraries has been progressed. Now considering the modernisation of Pontefract and Ossett libraries.	£?	Costs met from library revenue	£0	£0	£0
	The Orangery Council owned with Beam as tenants on a	£?	£0	£?	£0	£?

	short term lease. Looking at possible options to be developed in the long term as a cultural facility. May require capital investment but currently no business plan available. Other commercial options are to be considered by the Council.					
	Queens Mill, Castleford. Owned by the Castleford Heritage Trust. Plans to develop the mill as a new heritage attraction. A bid to HLF has been recently submitted to HLF for £0.9m; further bid to be made to Arts Council for £1m; potential for bid to ERDF	Refurbishment and extensions £6-7m	£0.5m from WMDC	£6-7m	£0	£5.5-6.5m
	Subtotal :	£23.15m	£8.6	£14.55	£0	£10.15m

Education

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Education	Contact: Rachel Laybourne / Gail Edge					
Infrastructure study based on Schools Organisation Plan 2014-17						
Primary schools	<p>Increasing birth rates and an increase in economic migrants are resulting in an increasing demand for primary school places. Many reception classes are full /oversubscribed.</p> <p>Key priority areas: Central Wakefield Pontefract Castleford Ackworth Ossett/Horbury Cathedral Kettlethorpe Knottingley</p> <p>Plans are in place to meet the increasing demand based on what we know. This means that our forecast numbers are based on birth rates and include mobility/location</p>	<p>When considering planning applications, we base our calculations on a cost multiplier of £11522 per primary school place required as a result of the number of dwellings proposed.</p> <p>However, the actual amount to create additional pupil places is greater. The amount depends on the site/location and size of expansion required.</p> <p>Where we have identified the need for a new school as a result of major regeneration in Pontefract and Wakefield East, the costs will depend on agreements with the</p>	<p>Basic need allocation (two year allocation) £3.394</p> <p>All available capital allocations are committed against ongoing expansions projects in response to population growth.</p> <p>Further expansions/new builds needed in response to housing growth will require developer contributions to implement.</p>	<p>Currently there is an excess commitment on the capital programme to implement projects over the next 3 years based on population projections, but this does not include the impact of housing growth.</p>	<p>Targeted basic need programme –assists with the provision of new high quality school places in locations experiencing basic need pressures over and above existing allocations.</p> <p>The Council secured 5 bids. These include expansions of primary schools and specialist provision.</p> <p>The payments received during the 2014/15 total £3,721,000.</p> <p>This grant is ring-fenced and project specific within the bid criteria.</p>	£?

	<p>factors.</p> <p>Our forecast numbers do not include the impact of housing where a planning application has not been approved not the impact of sites identified in the LDF.</p>	<p>developers regarding land and the building market at that time.</p> <p>Current price of building a 420 place primary school on Council land is approximately £4-5m</p>				
Childcare	<p>Statutory duties under the Childcare 2006 Act to provide sufficient childcare for working parents and other specific groups.</p> <p>In addition to ensure sufficient quality provision in place the take up of the Early Years Free Entitlement to 15 hours education each week for eligible 2 year olds and all 3/4 year olds.</p>	<p>When considering planning applications, we base our calculations on a cost multiplier of £11522 per childcare place required as a result of the number of dwellings proposed.</p>	<p>The Council do not receive funding to provide the places.</p>	£?	<p>One-off capital grant received from DfE (£0.568m) in 2013/14 to support the creation of places for 2 Year olds.</p>	£?
Secondary schools	<p>No major pressures until 2015 onwards. But the impact of housing growth will exacerbate the issue.</p> <p>Key priority areas:</p>	<p>When considering planning applications, we base our calculations on a cost multiplier of £17361 per secondary school place required as a</p>	<p>Basic need allocation (two year allocation) £3.394</p> <p>All available capital allocations are committed against</p>	<p>Currently there is an excess commitment of primary provision on the capital programme to implement projects over the next 3 years</p>	£0	£?

	<p>North Wakefield There is a shortage of secondary places. Wakefield East (City Fields) Master Plan.</p> <p>Ossett/Horbury As a result of expanding primary places in this area, the secondary schools will require expansions as the pupils feed through to secondary level.</p> <p>Pontefract Population growth in this area. Substantial housing growth planned in the area. Pupil yield from housing developments expects in excess of 200 additional pupils.</p> <p>Castleford Population growth in this area. Substantial housing growth planned in the area. Pupil yield from housing developments expects in excess of</p>	<p>result of the number of dwellings proposed.</p>	<p>ongoing expansions projects in response to population growth.</p> <p>Further expansions/new builds needed in response to housing growth will require developer contributions to implement.</p>	<p>based on population projections, but this does not include the impact of housing growth.</p>		
--	---	--	---	---	--	--

	200 additional pupils.					
	Subtotal :	£?	£3.394m	£?	£4.289	£?

Health

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Public Health	Contact: Helen Laird Public Health / Alison Knowles PCT					
	Pinderfields and Pontefract General Hospitals have now been delivered.	£0	£0	£0	£0	£0
	Identified shortfall in the number of general practice services being provided in Castleford. There are also issues linked to the quality of service provision and the level of access to services within the South-east (no update on this position since July 2013).	£?	£?	£?	£?	£?
	Subtotal:	£0	£0	£0	£0	£0

Emergency Services

Strategic Infrastructure Category	Requirements	Costs	Committed funding	Gross funding gap	Anticipated complementary funding	Net funding gap
Emergency Services						
West Yorkshire Police	Contact: Ian Stuart					
	<p>As previously noted, West Yorkshire Police are currently reviewing their estate requirements in the context of projected future needs and budgetary constraints. The details of this review and ongoing priorities will be supplied in due course in order to support future funding requests. We would therefore ask that this is noted as such in the revised IDP.</p> <p>With regard to the two items on the 2013 IDP, the new Normanton District Headquarters was opened in early 2014, and the Wakefield Rural policing needs are under review and</p>	£?	£?	£?	£?	£?

	remain to be resolved.					
West Yorkshire Fire Service	Contact:					
No further provided on the position as of July 2013	IRMP has identified that 3 new fire stations are to be delivered (Normanton, Pontefract, and Castleford).	£11million for 3 new fire stations – Normanton, Pontefract, Castleford.	Funding covered by Major Capital Schemes budget as set out in WYFRS Corporate Plan 2008 -2011 and Capital Programme as set out in WYFRA Draft Capital Plan 2008/2009 to 2010/2011	£0	£0	£0
West Yorkshire Ambulance service	Contact: Mark Johnson					
	Having regard to the Council's growth agenda, the Yorkshire Ambulance Service need to alter the way in which it operates and are looking to create a new emergency ambulance hub close to Junction 40. New response stations will be required within or close to new urban extensions or large urban areas.	£?	£?	£?	£?	£?
	Subtotal:	£0	£0	£0	£0	£0

3 Summary and Conclusion

The July 2013 infrastructure update contains details of potential complementary sources of funding for local infrastructure. It is not intended to repeat this information here.

The above update does not represent a complete picture of the infrastructure requirements, costs and funding sources for the district. In particular, it should be noted that this does not include the projected education shortfall based on the growth set out in the Local Plan. However, it considered that the update contains sufficient information to demonstrate that there remains a funding shortfall to deliver the infrastructure required to support the growth set out in the Local Plan. The current estimated shortfall based on the above update is **£165.7 million**. This is considered sufficient to support the justification for charging CIL in Wakefield.

