

Wakefield Council Community Infrastructure Levy (CIL) DRAFT Regulation 123 List



This Draft Regulation 123 List is provided as part of the consultation on the Draft Charging Schedule. The Council is required to set out a list of those projects or types of infrastructure that it intends will be, or may be, wholly or partly funded through the Community Infrastructure Levy (CIL).

The levy is intended to provide infrastructure needed to support the development of an area.

The list does not identify priorities for spending within it, or any apportionment of the CIL funds across the District, and does not signify a commitment from the Council to fund the projects listed through the CIL.

The CIL Regulation 123 restricts the use of S106 obligations to ensure no duplication of developers contributions. S106 contributions cannot be sought for specific infrastructure projects on the 123 list.

<p>Road Scheme Projects, including:</p> <ul style="list-style-type: none"> Ings Road - Denby Dale Road Highway Improvements Kirkgate Development Improvements to bridge infrastructure (except where this is required as a direct result of adjacent development) Junction improvements in Pontefract (except where this is required as a direct result of an adjacent development) 	<p>Community sports, leisure and recreation Projects, including:</p> <ul style="list-style-type: none"> Indoor sports hall space for the five towns area Quantity and Quality green-space infrastructure improvements and maintenance required as a result of growth (except where this is required as a direct result of adjacent development)
<p>Public Transport Scheme Projects, including:</p> <ul style="list-style-type: none"> Disabled access improvements at railway stations Monkhill Station Improvements Improvements to the districts rail infrastructure and train stations (unless where this is required as a direct result of an adjacent development) 	<p>Public Art Projects, including:</p> <ul style="list-style-type: none"> Sculpture for Gilcar
<p>Green Transport Infrastructure Projects, including:</p> <ul style="list-style-type: none"> Electrical charging infrastructure: to cover strategic highway network, destination locations, retail and town centres, transport connections, hotels and public buildings. 	<p>Community safety and health Projects, including:</p> <ul style="list-style-type: none"> General Practice provision Ambulance Emergency hub, junction 40 of M1 New Ambulance response stations Police Fire Service
<p>Green Infrastructure Projects, including:</p> <ul style="list-style-type: none"> District wide pedestrian network District wide cycle network: including Castleford Riverside, Pontefract - Knottingley Connect and connections between Parks and Countryside sites Improvements and maintenance of inland waterway and tow paths including Castleford Riverside and Knottingley Quantity and quality green infrastructure improvements and maintenance required as a result of growth (except for on-site public open space required to make development acceptable) Allotment improvements and new provision 	<p>Public realm improvement Projects (except for on-site provision where this is required to make development acceptable), including:</p> <ul style="list-style-type: none"> Aire Street, Castleford Horsefair, Pontefract Station Lane, Featherstone
<p>Education Infrastructure Projects (except for large scale residential development which will be expected to provide schools either as an integral part of the development or as the result of no more than 5 separate planning obligations)</p>	<p>Energy Infrastructure Projects, including:</p> <ul style="list-style-type: none"> District Heating Networks Electrical Energy Infrastructure Improvements to support the development of sites
<p>Local community and cultural Projects, including:</p> <ul style="list-style-type: none"> Theatre Royal extension and refurbishment Unity Hall refurbishments Pontefract Castle refurbishment works West Yorkshire Archives The Orangery, Wakefield Queens Mill, Castleford refurbishment and redevelopment 	<p>District Wide drainage and flood Infrastructure Projects, including:</p> <ul style="list-style-type: none"> Flood Alleviation Scheme maintenance as a result of growth: River Calder and Ings Beck Lead Local Flood Authority projects Climate Change schemes Pumping Stations Watercourse Improvements Flood Storage Improvements Water Framework Directive Flood Risk Management Strategy Flood lock maintenance: Including Wakefield and Ferrybridge

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The list overleaf is based on the infrastructure requirements set out in the Local Development Framework and the Council's updated infrastructure evidence.

The Council will review this list at least once a year, as part of monitoring of CIL collection and spend, and any changes will be justified, clearly explained and subject to appropriate local consultation. The Council will work with local communities and Parish/Town/Community Councils to agree local priorities for spend. The 'meaningful proportion' held by local communities may be spent on items listed overleaf but it does not have to be.

Continued use of Section 106 Obligations

For clarity, the list below provides an outline of the matters which will continue to be secured through S106 Obligations meeting all the planning obligation tests:

- Affordable Housing
- Employment and skills agreement e.g. local employment, training or apprentice opportunities
- Site specific matters needed to make the development acceptable in planning terms including (but not exhaustive):
 - Highway works: access into the site, local junction / highway improvements
 - Sustainable transport: New bus connections or services, cycle / pedestrian routes and connections if directly related to the development, metro cards, travel plans and monitoring fee / coordinator posts
 - On-site drainage and flood requirements
 - On-site renewable energy, sustainable construction and efficient use of resources policy requirements
 - On-site greenspace provision and public realm improvements
 - On-site designing out crime measures
 - On-site school facilities as identified in the Sites Specific Policies Local Plan (for large scale residential development which will be expected to provide schools either as an integral part of the development or as the result of no more than 5 separate planning obligations)
 - Air quality mitigation measures
 - On-site bin provision for new developments

S106 contributions cannot be sought for specific infrastructure projects on the 123 list. From April 2015 contributions can be pooled up to five separate planning obligations dated back to 6 April 2010 for an infrastructure project or type of infrastructure. Any planning obligation must meet the tests in Regulation 122.