

Wakefield Council Community Infrastructure Levy (CIL) Regulation 123 List



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

The list below sets out the infrastructure projects that Wakefield Council intends will be funded by CIL. 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 CIL.

CIL Regulation 123 restricts the use of S106 obligations and S278 agreements to ensure no duplication of developers' contributions. S106 contributions and CIL monies will not be sought for the same infrastructure projects. S106 contributions will be scaled back to matters needed to make the development acceptable in planning terms.

<p>Road Scheme Projects</p> <ul style="list-style-type: none"> Ings Road - Denby Dale Road Highway Improvements Kirkgate Development 	<p>Education Infrastructure (except for primary education provision directly related Wakefield East Urban Extension Special Policy Area 2 (also known as City Fields), as identified in the adopted Site Specific Policies Local plan)</p>
<p>Green Space and Sustainable Transport Projects</p> <ul style="list-style-type: none"> Open space improvements and maintenance as a result of growth Allotment improvements and new provision Disabled access improvements at railway stations Monkhill Station improvements Improvements to the rail network and train stations Publicly accessible electrical charging facilities Pedestrian networks Cycle networks: 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, Knottingley, Horbury to Broad Cut (Calder and Hebble Navigation), Stanley Ferry to Broad Reach (Aire and Calder Navigation), Ferrybridge to Knottingley (Aire and Calder Navigation) 	<p>Community Safety and Health Projects</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>Leisure, Sport and Cultural Projects</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 Indoor sports hall space for the five towns area Sculpture for Gilcar 	<p>Public Realm Improvement Projects</p> <ul style="list-style-type: none"> Aire Street, Castleford Horsefair, Pontefract Station Lane, Featherstone <p>Energy Projects</p> <ul style="list-style-type: none"> District Heating Networks Electrical Energy Capacity improvements to support the development of sites
	<p>Drainage and Flood Alleviation Projects</p> <ul style="list-style-type: none"> Flood Alleviation Scheme maintenance as a result of growth: River Calder, Ings Beck, River Dearne 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, Ferrybridge, Bank Dole Lock, Castleford Junction, Broad Reach and Thornes

Community Infrastructure Levy (CIL) DRAFT Regulation 123 List

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 and Town Councils to agree local priorities for spending the neighbourhood portion. 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 and Section 278 Agreements

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 (not subject to pooling restrictions)
- 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, capacity improvements schemes
 - Sustainable transport: New bus connections or services, cycle / pedestrian routes and connections, metro cards, travel plans and monitoring fee / coordinator posts
 - Education (For primary education provision directly required for the Wakefield East Urban Extension Special Policy Area 2 (also known as City Fields), as identified in the adopted Site Specific Policies Local plan)
 - Drainage and flood requirements
 - Renewable energy, sustainable construction and efficient use of resources policy requirements
 - Greenspace provision and public realm improvements
 - Designing out crime measures
 - Air quality mitigation measures
 - Bin provision for new developments
- Employment and skills agreement e.g. local employment, training or apprentice opportunities

Section 106 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 within the area of the Authority. Any planning obligation must meet the tests in Regulation 122.

Section 278 agreements (under Section 278 of the Highway Act 1980 as amended) are made between a highway authority and a person who agrees to pay all or part of the cost of highway works. Contributions for highway works that are secured through S278 of the Highway Act are not subject to pooling restrictions. S278 agreements cannot be required for works that are intended to be funded through the levy.