



COMMUNITY INFRASTRUCTURE LEVY

DRAFT REGULATION 123 LIST

FEBRUARY 2015

(

The Community Infrastructure Levy (CIL) Regulation 123 provides for a CIL Charging Authority (Stockton on Tees Borough Council) to publish a list ("R123 List") of infrastructure that will be, or may be, wholly or partly funded by Community Infrastructure Levy.

This Draft Regulation 123 List is provided as part of the consultation on the Preliminary Draft Charging Schedule. This list is to ensure no duplication or double charging towards the same infrastructure project.

New A19 Junction to the north of the A19/A689
Portrack Relief Road
River Leven Crossing
River Tees Crossing
River Tees Road Crossing
Wynyard Woodland Park
Green Infrastructure Improvements and Public Open Space, except for on-site provision required by Local Plan policies
Leisure Facilities
Secondary Education
Primary Education, except for large scale residential development identified in the Regeneration and Environment Local Plan which will be expected to provide primary schools either as an integral part of the development or as the result of no more than 5 separate planning obligations
Public realm improvements, except for on-site provision or where this is required as a direct result of an adjacent development

The List above is DRAFT only with no detailed or refined costs associated. This will follow at a later stage.

Definition of Retail Developments used in the Schedule are as follows:

- A convenience unit is a shop or store selling wholly or mainly everyday essentials including food, drinks, newspapers/magazines and confectionary.
- A comparison unit is a shop or store selling wholly or mainly goods which are not everyday essentials such as clothing, footwear, household and recreational goods.
- Those stores which sell a mixture of goods are categorised according to the main use.

CIL can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the Charging Authority's area.

The Stockton on Tees Borough Council Regulation 123 List will be reviewed at least once a year to ensure it remains up to date, as part of the monitoring and review regime. Any changes will be subject to appropriate consultation.

The inclusion of a specific infrastructure project on the R123 list does not commit the Council to fund the project (either in whole or in part).

Post the adoption of CIL, the Council will determine which projects on the R123 list will be reviewed and selected for funding in light of CIL receipts. The order of items on the List does not imply a preference or priority, given that spending priorities are not yet identified.

The R123 List does not identify priorities for spending within it, or any apportionment of the CIL funds across the Borough.

The Council will work with local communities and Parish/Town Councils to agree local priorities for spend. The 'meaningful proportion' held locally can be spent on the R123 List.

Use of Section 106 Agreements

The list below sets out those projects of types of infrastructure that will continue to be funded by Section 106 Agreement:

- Affordable housing
- Employment and skills agreements
- Site specific matters needed to make the development acceptable in planning terms, including, :
 - New bus connections or services and cycle/pedestrian routes
 - Local junction / highways improvements and access into the site
 - Travel plans and co-ordinator posts
 - Primary education as a direct result of large sites or groups of up to five sites identified in the Regeneration and Environment Local Plan
 - On-site green space and public realm improvements where this is required as a direct result of an adjacent development
 - On-site drainage and flooding solutions

- On site sustainable energy requirements