

Havering Community Infrastructure Levy

Draft Regulation 123 list

August 2018

**Public Consultation
Summer 2018**

Draft Regulation 123 list

Overview

The Council is committed to the timely and efficient delivery of infrastructure to support residents and businesses in Havering. When adopted CIL will provide an important contribution towards helping ensure that Havering secures the infrastructure necessary to support the delivery of its planning and regeneration strategies. As such, it will help to ensure that residents are able to enjoy a high quality of life founded on the infrastructure that they need for day to day living. It will assist also in ensuring that Havering remains a borough with a high quality environment and high levels of transport accessibility and connectivity where people want to live and businesses want to invest.

It will remain necessary, however, for the Council and other stakeholders to continue to explore every opportunity to secure funding from other sources to complement and augment CIL monies.

In accordance with Regulation 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), the Council has set out its approach towards funding infrastructure using CIL monies and funding infrastructure secured through planning obligations.

The intention is to ensure that there is no duplication in the use of CIL and planning obligations for the same projects.

The table below sets out:

- those types of infrastructure that the Council will fund using CIL (Column 1)
- those types of infrastructure that the Council will fund using planning obligations rather than CIL (Column 2)
- specific infrastructure needed to support development in Romford and Rainham and Beam Park that the Council will fund using planning obligations rather than CIL (Column 3)

The Council intends that it will, or may, spend CIL on part or all of the cost of provision, improvement, replacement, operation or maintenance of the infrastructure, as listed in **Column 1**, to support development in Havering. Inclusion of infrastructure types in this column does not imply priority, or that the Council will spend CIL on every item, or not spend CIL on other unlisted items.

Columns 2 and 3 set out matters not covered by the Regulation 123 list and will be instances where the Council intends to negotiate planning obligations (secured through Section 106 and other powers) for infrastructure as defined in the Planning Act 2008.

In general, this will be where that infrastructure is required to make a specific development proposal acceptable subject to the CIL Regulations.

The provision of specific infrastructure in the key growth areas of Romford and Rainham and Beam Park will be in line with the focus in the emerging Havering Local Plan for these to be the key growth areas in Havering over the 15 year period of the Local Plan.

The table will be kept under regular review.

The list will take effect from XX Month 2019

Havering Regulation 123 list

Type of infrastructure across Havering which will be funded by the Community Infrastructure Levy ('CIL') (the Regulation 123 list)	Matters not covered by the Regulation 123 list (which will be funded through planning obligations)	Specific matters not covered by the Regulation 123 list for infrastructure needed to support development in Romford and Rainham and Beam Park to be funded through planning obligations)
Libraries Sport and leisure Emergency services Cultural facilities Green infrastructure		
Education	None	Primary School at Bridge Close Primary school within Rainham and Beam Park Housing Zone
	Transport infrastructure necessary to support new development	Beam Park station Rainham Creek bus / walking / cycling bridge
Public realm (including built environment and streetscene)	Public art	Romford Town Centre Public Realm Masterplan Beam Parkway – Improved connectivity along the A1306 and within London Riverside
Health and well-being	None	Community care hub in Romford Primary care facility in Rainham Beam Park Rainham primary care facility

	Utilities	Diversion of public utility main cables Diversion of public utility sewer and gas main
	Flood defence / protection measures	Various flood protection schemes

Other matters not covered by the Regulation 123 List for which funding will be sought from developers through planning obligations include:

- Affordable housing
- Section 278 agreements for highway schemes (including junction improvements, safety improvements and re-instatements)
- Training programmes or employment support
- Job brokerage
- Securing employment premises
- Waste management
- Provision of on-site renewable energy equipment
- Carbon reduction projects
- Electric vehicle charging
- Mitigating the impact of development on air or water quality
- Enhancements to bio-diversity and geodiversity
- Preservation of historic assets
- Measures to secure safer environments
- Travel plans and car clubs
- On-site / off-site green space and play space
- Energy efficient and
- renewable energy

Further infrastructure across Havering to be secured through planning obligations

Additionally, planning obligations (secured through Section 106 agreements) will be sought for site-specific infrastructure which is necessary to make a development acceptable in planning terms, and which :

- cannot be dealt with by planning conditions; and
- will not otherwise be covered by funding through CIL

A planning obligation can only be taken into account when determining a planning application for a development, or any part of a development, if the obligation meets all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

At present, contributions may be 'pooled' from up to 5 separate planning obligations for a specific item of infrastructure.