

COMMUNITY INFRASTRUCTURE LEVY: AMENDMENTS TO THE REGULATION 123 LIST

Committee: Council

Date: 21 February 2019

Author: Director Commercial

[T204]

1.0 **ISSUE**

1.1 To consider amendments to the Community Infrastructure Levy (CIL) Regulation 123 list (R123 list), namely; the inclusion of A142/Witchford Road roundabout.

2.0 **RECOMMENDATION(S)**

2.1 Members are requested to approve the draft R123 list at Appendix 1.

3.0 **BACKGROUND**

3.1 East Cambridgeshire District Council introduced CIL on 1 February 2013. CIL is a levy that is charged on most new development in the District. The contributions raised through this levy are used to fund, in whole or in part, the necessary infrastructure required to support growth and development in the District.

3.2 As part of the CIL Regulations 2010 (as amended), the Council is required to produce a list of infrastructure projects that could potentially benefit from CIL funding; this is known as the R123 list.

3.3 CIL income is currently split into four categories; Administration, Meaningful Proportion, Strategic and Major. This report focused on the strategic category.

3.3 **Strategic Projects**

3.3.1 The Council currently has 5 strategic projects list; District Leisure Centre, Soham Railway Station, Littleport Schools, Ely Southern Bypass and Health Facilities serving the North Ely Development.

3.3.2 At present 3 of the 5 projects have allocated funding.

Strategic Project	Allocated	Spent	Holding
District Leisure Centre	£2,733,380.51	£1,577,918.91	£1,155,461.60
Ely Southern Bypass	£907,331.79	£714,442.83	£192,888.96
Littleport Schools	£927,331.79	£734,442.82	£192,888.96
Other*	£362,932.71	£0	£362,932.71

* Not allocated to a specific strategic project

3.4 A142/Witchford Road Roundabout

- 3.4.1 The Council has been working with Grovemere Properties, Cambridgeshire County Council and the Combined Authority to alleviate the current traffic issues around the A10/Witchford Road (BP roundabout) and the A142/Witchford Road (Lancaster Way). Grovemere Properties has secured funding, which must be spent by March 2021, to bring about a solution to the BP roundabout and all parties are progressing a solution to alleviate traffic issues in the area.
- 3.4.2 It is agreed by all parties that the BP roundabout cannot be considered in isolation and that there needs to be improvement to the Lancaster Way roundabout to ensure that traffic flows appropriately. Cambridgeshire County Council and the Combined Authority are exploring funding opportunities for the study that needs to be completed to bring about improvement to the Lancaster Way roundabout. Once the study is complete there is no immediately identifiable funding stream to make the necessary improvement works. A contribution, through CIL, could be used as part of the funding package.
- 3.4.3 The Council recognises and supports the need for these improvements, not just to unlock future growth in the area but also to alleviate the traffic issues that are currently being experienced.
- 3.4.4 The purpose of the strategic allocation is to deal with burden that growth places on infrastructure and seeks to assist with providing the infrastructure needed to lessen the burden.
- 3.4.5 Adding the A142/Witchford Road roundabout to the R123 list could provide another funding source to bring about a solution to this congested area and facilitate growth.

4.0 CONCLUSION

- 4.1 Improving infrastructure is a priority in the Corporate Plan 2017-19 and as such, for the reasons set out above, Members are recommended to approve the inclusion of the A142/Witchford Road roundabout on the R123 list.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

- 5.1 There are no financial implications arising from this report. There is no guarantee that a project on the R123 list will benefit from CIL funding. The decision for release of funds, and the amount of funds, will be considered by the relevant committee at the relevant time.
- 5.2 An Equality Impact Assessment (INRA) is not required.

6.0 APPENDICES

6.1 Appendix 1- Draft Regulation 123 List

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
CIL Regulation 123 list (website)	The Grange, Ely	Emma Grima Director Commercial (01353) 616960 E-mail: emma.grima@eastcambs.gov.uk

**East Cambridgeshire District Council
Community Infrastructure Levy: Regulation 123 List**

Introduction

The Community Infrastructure Levy ('CIL') Regulation 123 provides for a CIL charging authority to publish a list of infrastructure likely to be funded from CIL on its website.

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 CIL Regulation 123, however, restricts the use of Section 106 Planning Obligations for infrastructure that will be funded in whole or in part by the CIL. This is to ensure no duplication or 'double funding' between the two types of developer contributions towards the same project.

The Regulation 123 list can be reviewed and updated regularly. The inclusion of a project or type of infrastructure does not signify a commitment from the Council to fund the project (either in whole or in part).

East Cambridgeshire Regulation 123 List

The East Cambridgeshire CIL Regulation 123 list is set out in the table below. The table is in no particular order and no priorities have been identified.

East Cambridgeshire CIL Regulation 123 List

Category	Project
Strategic	Littleport Schools
	District Leisure Centre
	Soham Railway Station
	Ely Southern Bypass
	Health Facilities Serving North Ely Development
	A142/Witchford Road Roundabout
Major	Childrens Centre Serving North Ely Development
	North Ely Country Park
	Staploe Medical Centre
	Ely Commuter Car Park
	Wicken-Soham-Ely Cycle Path
	Witchford Household Recycling Centre
	Burwell Parish Council Recreation Ground Improvement Project
	Ely Museum Redevelopment
	The Mill Project- Soham
	Sutton GP Surgery Extension
Stretham GP Surgery	