

APPENDIX B

REVISED WEYMOUTH & PORTLAND REGULATION 123 LIST - CONSULTATION February 2018

Weymouth & Portland Borough Council are proposing a number of minor revisions to the list of types of infrastructure (and infrastructure projects) to be funded via the Community Infrastructure Levy and Planning Obligations under Section 106 of the Town & Country Planning Act 1990. This list is known as the 'Regulation 123 List'.

These revisions are necessary to bring the Regulation 123 List more clearly into line with the intention that Section 106 planning obligations are the intended mechanism for funding infrastructure on strategic sites which are zero-rated from a CIL charge.

The revisions also encompass up-to-date information about site-specific infrastructure requirements on strategic sites including the provision of secondary education.

Planning Obligations that would be sought through S106 are directly related, proportionate and necessary to mitigate the impact of the development.

The revised Regulation 123 List is set out on the following page. Additions are **underlined in bold** and deleted items are shown with a ~~strike through~~.

Your comments are sought on the proposed changes. Consultation will commence on the 14th February 2018, for a period of 4 weeks ending on 14th March 2018.

Please respond via strategic@dorset.gov.uk

Alternatively, write to:

Implementation Team
Planning (Community & Policy Development)
West Dorset District Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

If you have any questions regarding this consultation and would like to speak to a Planning Officer, please contact the Implementation Team on 01305 252386.

APPENDIX A – WEYMOUTH & PORTLAND REVISED REGULATION 123 LIST CONSULTATION – February 2018

The Regulation 123 list provides details of infrastructure to be funded wholly or partly through the Community Infrastructure Levy (CIL)

Column A lists the types of infrastructure themes which will be funded wholly or partly through CIL.

Column B lists the infrastructure projects that which will be funded solely wholly or partly funded through S106/S278 in order to enable the grant of planning permission on strategic sites. Strategic sites which are zero rated in the adopted charging schedule will contribute towards the funding of these projects solely through S106/278, in order to enable the grant of planning permission.

The items listed in column B are the current up-to-date projects intended to meet the specific infrastructure needs arising wholly or partly from the CIL exempt strategic sites. The precise specification of these projects may be subject to change.

COLUMN A – CIL THEME TYPES OF INFRASTRUCTURE	COLUMN B - S106 INFRASTRUCTURE PROJECTS
Green Infrastructure and recreation provision serving the needs of the wider area, <u>except for site-specific items projects identified in column B.</u>	<u>On/off-site green infrastructure and recreation initiatives projects relating to a specific development, currently intended to be:</u> <ul style="list-style-type: none"> • New cemetery provision, Littlemoor (LITT1) • <u>Provision of enhancements to Lorton Valley Nature Park (LITT1)</u> • <u>Provision of children’s play and recreation (LITT1)</u>
Culture & Leisure Facilities – including provision for community and public buildings, youth centres and children’s facilities <u>except for site-specific items projects identified in column B.</u>	<u>On/off-site culture and leisure initiatives projects relating to a specific development, currently intended to be:</u> <ul style="list-style-type: none"> • Enhancements to Weymouth Museum (LITT1) • <u>Provision of</u> enhancements to Weymouth Swimming Pool (<u>changing facilities</u>) (LITT1) • <u>Provision of new or replacement</u> Community Hall (new/replacement), Littlemoor (LITT1) • Enhancements to Redlands Sports Hub (replacement ATP, improved access and changing areas, increased parking facilities) (LITT1) • <u>Provision of enhancements to Littlemoor Library (LITT1)</u>
Waste Management Facilities <u>except for site-specific items projects identified in column B.</u>	<u>On/off-site waste management facility infrastructure relating to a specific development</u>
Transport, including highway improvements, bus services, walking and cycle improvements <u>except for site-specific items projects identified in column B.</u>	other than those required for facilitate direct development access such as those secured through a s278 agreement <u>On/off-site highway and transport initiatives relating to a specific development, for example:</u>

COLUMN A – CIL THEME TYPES OF INFRASTRUCTURE	COLUMN B - S106 INFRASTRUCTURE PROJECTS
<p>Education and Training Facilities – provision for which the Local Education Authority has a statutory responsibility including early years, primary and secondary <u>except for site-specific items projects identified in column B.</u></p>	<p><u>On/off-site education and training facility initiatives projects relating to a specific development, currently intended to be:</u></p> <ul style="list-style-type: none"> • <u>Provision of land for a new Primary School, Littlemoor (LITT1)</u> • <u>Provision of developer contributions for the construction of a new Primary School, Littlemoor (LITT1)</u> • <u>Provision of developer contributions towards enhancements to Bincombe Valley Primary School, Littlemoor (1FE expansion) (LITT1)</u> • <u>Provision of developer contributions towards enhancements to secondary school provision in Weymouth (LITT1) – specifically Wey Valley Secondary School.</u> • <u>Provision of land for extension of St Augustine’s School (up to 1FE expansion) (WEY10)</u> • <u>Provision of developer contributions for the construction of an extension to St Augustine’s School (WEY10)</u>
<p>Healthcare facilities <u>except for site-specific items projects identified in column B.</u></p>	<p><u>On/off-site primary healthcare initiatives relating to a specific development, currently intended to be:</u></p> <ul style="list-style-type: none"> • <u>Provision of enhancements to primary healthcare within the Littlemoor area (LITT1).</u>
<p>Emergency Service Facilities <u>except for site-specific items projects identified in column B.</u></p>	<p><u>On/off-site emergency service facilities relating to a specific development</u></p>
<p>Flood Mitigation and Coast Protection schemes <u>except for site-specific items projects identified in column B.</u></p>	<p>Replacement Harbour Walls, Weymouth (Quayside Structures) Replacement Harbour Walls (Ref: B) Replacement Harbour Walls (Ref: 7) Replacement Harbour Walls (Ref: 7i) Esplanade Wall <u>On/off-site flood mitigation and coast protection scheme relating to a specific development</u></p>
<p>Utilities <u>except for site-specific items projects identified in column B.</u></p>	<p><u>On/off-site utilities provision relating to a specific development</u></p>
<p>Public Realm including offsite provision / enhancements <u>except for site-specific items projects identified in column B.</u></p>	<p><u>On/off-site public realm provision relating to a specific development</u></p>