

**Selby District Council
Community Infrastructure Levy (CIL) 2014**

Indicative DRAFT Regulation 123 List

Regulation 123 provides for the Council 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. In order to ensure that individual developments are not charged for the same infrastructure items through both Section 106 Agreements and the CIL, a S106 contribution cannot then be made towards an infrastructure item already on the List.

This Indicative Regulation 123 List is provided as part of the consultation on the Draft Charging Schedule. It establishes the broad areas that the Council intends to fund through CIL, but subject to comments received in the Draft Charging Schedule consultation, it will be refined and revised upon adoption of the CIL.

Item	Notes
SDC Administration Fee of 5%	This will cover officer time across departments in administering the CIL.
Meaningful Proportion to Parish/Town Councils: 15% (25% if development takes place in locations covered by a Neighbourhood Plan)	The 'meaningful proportion' held by local communities can be spent on the R123 List, but it does not have to be.
Improvement/upgrade of pumping stations to address flood risk	except for on-site provision or where this is required as a direct result of an adjacent development
Primary and Secondary School Education	except for large scale residential development identified in the forthcoming Site Allocations and Policies 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
Capacity increases in GP surgeries and dentist's offices	For extensions to accommodate additional patients
Strategic Road Network improvements	For works to improve flow/capacity on the main junctions and route of the A64(T)
Green infrastructure and off-site recreation open space 5%	Planning policy requires on-site Recreation open space, but there are sometimes circumstances where off-site provision is more appropriate.

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 and subject to appropriate local consultation.

The indicative R123 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 the CIL.

The Council will work with local communities and Parish/Town Councils to agree local priorities for spend at the appropriate time.

For clarity, all other matters will continue to be addressed through S106 Agreements. This includes (non-exhaustive)

- Affordable housing
- Employment and skills agreements e.g. local employment or apprentice contracts
- Site specific matters needed to make the development acceptable in planning terms, including:
 - Provision for waste handling
 - New bus connections or services and cycle/pedestrian routes and connections if directly required by the development
 - Local junction / highways improvements and access into the site (Section 278 works)
 - Primary schools/extensions as a direct result of large sites or groups of up to five sites identified in the Site Allocations Plan
 - On-site Recreation Open Space, greenspace and public realm improvements where this is required as a direct result of a development
 - On-site drainage and flooding solutions