

Havering Community Infrastructure Levy – The Regulation 123 list and funding towards infrastructure costs that will be secured through Section 106 planning obligations

Havering Community Infrastructure Levy – Regulation 123 list

The Council's Community Infrastructure Levy scheme includes a Regulation 123 list to set out those types of infrastructure projects that Havering intends will be, or may be, wholly or part funded by CIL.

The list of infrastructure projects or types that will or may be wholly or partly funded by the Havering Community Infrastructure Levy comprises:

- Provision, improvement, replacement, operation or maintenance of libraries, sport and leisure facilities (including Hornchurch Leisure Centre, new sports and leisure facilities in the south of Havering, Central Park Leisure Centre, Bretons Outdoor Recreation Centre and 3G Artificial Grass Pitches) , emergency services, cultural facilities, and green infrastructure
- Provision, improvement, replacement, operation or maintenance of education infrastructure
- Provision, improvement, replacement, operation or maintenance of public realm (including built environment and street scene)
- Provision, improvement, replacement, operation or maintenance of health and wellbeing infrastructure

Infrastructure to be funded through developer contributions secured through Section 106 planning obligations

The Havering Community Infrastructure Levy sets out that the Council intends to negotiate planning obligations, in particular to secure specific infrastructure in the key growth areas of Romford and Rainham and Beam Park. This will be in line with the focus in the emerging Havering Local Plan for these to be the main areas of development in Havering over the 15 year period of the Local Plan.

One of the 'drivers' for including items as to be funded by developer contributions secured through planning obligations was that this may generate greater funds than a 'simple' application of CIL formula. Contributions towards major transport infrastructure is a good example of where it may be possible to secure a greater monetary contribution from a developer than just using CIL formula. Additionally, including transport in infrastructure to be funded through CIL may result in other external funding being reduced.

Infrastructure secured using developer contributions secured through Section 106 planning obligations and outside of the Community Infrastructure Levy funding 'stream' will include:

- Transport infrastructure necessary to support new development including Beam Park station and Rainham Creek bus / walking / cycling bridge
- Public art
- Utilities including the diversion of public utilities main cables
- Education comprising primary schools at Bridge Close and within Rainham and Beam Park Housing Zone
- Public realm comprising Romford Town Centre Public Realm Masterplan and improved connectivity along the A1306 and within London Riverside
- Health and well-being facilities comprising a community care hub in Romford, a primary care facility in Rainham Beam Park and a primary care facility in Rainham
- Flood defence and protection measures

Other general matters not covered by the Regulation 123 List for which funding may be sought through planning obligations (rather than using CIL) 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 efficiency
- Renewable energy

Provided there is a direct link to the development proposed then some of the contributions could be used for specific revenue (e.g. employment training and job brokerage).