



SOLIHULL MBC

COMMUNITY INFRASTRUCTURE LEVY (CIL)

REGULATION 123 LIST

Approved for use: 12th April 2016

Commencement date: 4th July 2016

Regulation 123 list

The Regulation 123 list contains projects or types of infrastructure which may be funded partly or wholly by CIL. The list is based upon the infrastructure projects or types set out in the Infrastructure Delivery Plan (September 2012), and updated to include items that will support growth over the Local Plan period (2011- 2028). It will be kept up to date to take into account any changes in circumstances and/or infrastructure needs identified in the future.

Affordable housing falls outside of CIL and will continue to be required through Section 106 planning obligations.

Neighbourhood Portion

In those areas that are parished, 15% of CIL receipts raised within the parished area are passed directly to the responsible Parish or Town Council. This is capped at £100 per existing council tax dwelling per year. If the Parish Council has an adopted Neighbourhood Plan, then this amount increases to 25% and is uncapped.

In those areas that are not parished, 15% of CIL receipts raised within an area should be spent on priorities agreed with the local communities affected by the development. However, monies are spent by the Council.

Parish Council ✓ Neighbourhood Plan ✓ = 25% uncapped, paid to Parish	Parish Council ✓ Neighbourhood Plan ✗ = 15% capped at £100/dwelling, paid to Parish
Parish Council ✗ Neighbourhood Plan ✓ = 25% uncapped, local authority consults with community	Parish Council ✗ Neighbourhood Plan ✗ = 15% capped at £100/dwelling, local authority consults with community

Table 1: Regulation 123 list per Infrastructure type

INFRASTRUCTURE TYPE	Potential infrastructure to be funded, or part funded by CIL	Infrastructure and other items to be funded through S106 planning obligation; S278 of the Highways Act; other legislation or secured through planning condition	LOCAL PLAN DELIVERY
TRANSPORT	Improvements to ease the access to Solihull Town Centre as a whole by all modes of transport.	<p>Highway works to mitigate direct impact of development including site access, adjacent junction improvements or enabling safe and convenient access by all modes.</p> <p>Pedestrian /cycle and bus facilities on-site or providing direct access to the site.</p> <p>Travel planning.</p> <p>N.B. Transport improvements may include works not directly within or adjacent to the development site where the needs for such works are identified in a Transport Assessment.</p>	Policies P2, P7, P8, P15
EDUCATION	Primary Education Facilities	Secondary Education Facilities Primary Education Facilities associated with development of land at Blythe Valley Park (Site 10 in Local Plan).	Policies P19, P21
GREEN INFRASTRUCTURE	Strategic Green Infrastructure	Green Infrastructure required to mitigate direct impacts of the development, including: <ul style="list-style-type: none"> • Public Open Space 	Policies P10, P11, P20

		<ul style="list-style-type: none"> • Children’s Play Areas • Sport & Recreational Facilities • Provision of maintenance of such facilities and any necessary transfer of land to secure the long-term future of such facilities. <p>Biodiversity offsetting measures where appropriate.</p>	
DIGITAL INFRASTRUCTURE	Off-site broadband and wireless provision	Digital connectivity infrastructure required for new development.	Policies P2, P15
EMPLOYMENT OPPORTUNITIES	Enterprise Centres	Funding for skills, training and apprenticeships.	Policies P1, P2, P3
COMMUNITY FACILITIES	Community based health, social care and/or multi-use community facilities	Improvements to existing primary healthcare provision or community centres e.g. village halls if the proposed development in its own right creates a demand for a new facility or service to mitigate its impact.	Policies P18
FLOOD PROTECTION	Projects aligned with the Council’s Local Flood Risk Management Strategy	<p>Any site-specific mitigation measures required to facilitate the alleviation of flood risk in relation to the development site.</p> <p>N.B. The SFRA may require site-specific mitigation to take place elsewhere in the catchment – in accordance with Policy P11.</p>	Policies P11