

# Community Infrastructure Levy (CIL)

## Regulation 123 List (Updated February 2019)

This document forms Winchester City Council's CIL Regulation 123 list and specifies projects or types of infrastructure which the City Council intends will be, or may be, funded fully or partly by CIL contributions. The exclusions denote infrastructure which does not form part of the Regulation 123 list, and for which S.106 contributions may be sought. The Council's Payments in Kind and Infrastructure Payments Policy can be found at the end of this document.

In accordance with CIL Regulation 122, developments will be expected to provide for, or make contributions towards, infrastructure not listed in the Regulation 123 List, to make the development acceptable in planning terms. This provision will be in addition to CIL. Further information on planning obligations that might be sought to make a development acceptable in planning terms can be found in [Winchester City Council's Guide for Developers and Land Owners](#).

Winchester City Council retains the right to determine where CIL contributions are spent and are not restricted by this list, providing the requirements of the CIL Regulations are met. CIL spending projects and priorities will be set out in a separate CIL Spending List.

**CIL contributions will be collected from eligible development towards the following items of infrastructure. Planning obligations (under S106) may also be required to make the development acceptable in planning terms.**

**In the strategic allocations at North Whiteley, North Winchester and West of Waterlooville, a zero CIL rate has been set. For the development of these strategic allocations, all infrastructure and facilities needed to serve those developments will be provided through S.106/S.278 agreements. All such infrastructure and facilities are therefore excluded from this list.**

Infrastructure Type or Project (CIL)	Exclusions (S106)
<p><b><u>Education facilities comprising</u></b></p> <ul style="list-style-type: none"><li>• Provision of additional primary school capacity at existing schools; or</li><li>• Provision of additional secondary school capacity at existing schools.</li></ul>	<p>a) Provision of additional capacity at the following existing schools (where contributions will be sought through S.106 contributions from developments allocated through Local Plan Part 2 and served by the following schools):-</p> <ul style="list-style-type: none"><li>- Bishops Waltham Infants and Junior Schools;</li><li>- St John the Baptist Primary School, Waltham Chase;</li><li>- Sun Hill Infants and Junior Schools, New Alresford;</li><li>- Colden Common Primary School;</li><li>- Swanmore College of Technology Secondary School.</li></ul> <p>b) Provision of new primary and secondary schools to be provided in conjunction with the development of the <b><u>North Whiteley, North Winchester and West of Waterlooville Strategic Allocations</u></b>.</p> <p><b><u>[inserted by Cabinet report CAB 3123, 13 Feb 2019]</u></b></p> <p>c) Provision of additional primary or secondary school capacity which is necessary to make other substantial development (unallocated developments of 25 or more dwellings) acceptable in planning terms.</p>

Infrastructure Type or Project (CIL)	Exclusions (S106)
<p><b><u>Open Space Provision</u></b></p> <ul style="list-style-type: none"> <li>• Provision of facilities for addressing open space deficiencies in terms of quantity, quality or accessibility, particularly those set out in the Winchester City Council (WCC) Open Space Strategy.*</li> </ul>	<p>Provision necessary to make the development acceptable in planning terms.</p>
<p><b><u>Built facilities Indoor Sport and recreational facilities comprising:</u></b></p> <ul style="list-style-type: none"> <li>• Provision of facilities to address deficiencies in indoor and built sports, recreation or leisure facilities in accordance with LPP1 Policy CP7; particularly those identified in the WCC Built Facilities Study.</li> </ul>	<p>Provision necessary to make the development acceptable in planning terms.</p>
<p><b><u>Green infrastructure:</u></b></p> <ul style="list-style-type: none"> <li>• Provision and enhancement of the Green Infrastructure network as defined in Local Plan Part 1 Policy CP14, particularly through projects identified in the PUSH Green Infrastructure Strategy, WCC Green Infrastructure Study, or the Hampshire Countryside Access Plans.</li> <li>• Provision of mitigation projects for infrastructure identified through the Solent Disturbance and Mitigation Project.</li> </ul>	<p>Provision necessary to make the development acceptable in planning terms.</p>
<p><b><u>Community and cultural facilities:</u></b></p> <ul style="list-style-type: none"> <li>• Provision of new facilities for community use and improvements to existing facilities in deficiency areas as identified in the Cultural Strategy, Built Facilities Study or Infrastructure Delivery Plan.</li> <li>• Refurbishment or replacements of libraries as set out in the Hampshire County Council Infrastructure Statement.</li> </ul>	<p>Provision necessary to make the development acceptable in planning terms.</p>
<p><b><u>Transport schemes:</u></b></p> <ul style="list-style-type: none"> <li>• Bishop's Waltham public realm enhancements to Town Centre.</li> <li>• Curdridge/ Bishop's Waltham: upgrade old disused railway line linking to Bishop's Waltham.</li> <li>• Cycle route between Bishops Waltham and Swanmore College of Technology.</li> <li>• Public realm and parking enhancements in Denmead Village Centre.</li> <li>• Kings Worthy to Winnall using footway alongside A33/A34 (Highways Agency) - clear existing footway and upgrade to allow cycle use; over short distance on A34, footway has been displaced by a ay-by and so is inadequate width. Provide link to existing sub.</li> </ul>	

Infrastructure Type or Project (CIL)	Exclusions (S106)
<ul style="list-style-type: none"> <li>• Creation of footway/cycle route along former railway line between Kings Worthy and Alresford (Watercross Way) possibly extending to South Wonston.</li> <li>• New Alresford public realm and accessibility – West Street improvements.</li> <li>• The Soke, New Alresford: traffic management improvements to formalise priority working to alleviate vehicle conflicts and delay, and consideration of footway provision.</li> <li>• Environmental enhancement to Wickham Square.</li> <li>• Footpath on Fontley Road, Wickham to Fareham boundary.</li> <li>• Park Road Rail Bridge, Winchester- improve pedestrian facilities.</li> <li>• Crossing of Romsey Road at Clifton Terrace, Winchester - Public Realm and Accessibility.</li> <li>• Hockley to Otterbourne: complete section ofNCN23.</li> <li>• Shared space improvements to Stoney Lane, Winchester in the vicinity of the Waitrose supermarket to improve the public realm, traffic calm and improve the pedestrian and cycle accessibility.</li> <li>• M3 Junction 9 major highway improvements.</li> </ul> <p><b><u>[The following items were inserted by Cabinet report CAB 3123, 13 Feb 2019]</u></b></p> <ul style="list-style-type: none"> <li>• Pedestrian access improvements Main Road, Otterbourne between Coles Mede to Poles Lane.</li> <li>• Access Improvements to Kings School, Winchester</li> <li>• Andover Road, Winchester – Barton Farm Footway</li> <li>• Romsey Road / Clifton Terrace, Winchester – Pedestrian Crossing CAB3123</li> <li>• Sutton Scotney – Pedestrian Crossing</li> <li>• Wales Street, Winchester – Zebra Crossing</li> <li>• Winchester Wayfinding project (signing and accessibility improvements to benefit cyclists and pedestrians).</li> </ul>	

**\* Payments in Kind and Infrastructure Payments Policy under CIL Regulation 73 and 73A**

Winchester City Council may exceptionally accept 'payment in kind' or 'infrastructure payments' in lieu of the whole or part of the CIL due in respect of a chargeable development, subject to the following criteria:-

1. it meets an identified local need for open space, and
2. the provision is over and above what is required in any event, to ensure an acceptable development.

The Council will retain discretion as to whether it accepts 'payments in kind' or 'infrastructure payments'.