



# Lewes District Council Community Infrastructure Levy

## Regulation 123 List

November 2015



## Introduction

Following CIL coming into force in Lewes District Charging Area, the following types of infrastructure will be funded through CIL receipts:

- Education facilities projects
- Transport schemes other than site-specific access improvements
- Police and emergency services facilities
- Community facilities projects
- Green infrastructure other than site-specific improvements or mitigation measures

Table 1 outlines the projects identified in the Infrastructure Delivery Plan that may be prioritised for CIL funding. The inclusion of a project or infrastructure type in this table does not signify a commitment from Lewes District Council to fully or partially fund all the projects listed. Allocation of Community Infrastructure Levy income will be agreed through the Council's Capital Programme. Further the order in the table does not imply any order of preference for spend and Lewes District Council will review this list at least once a year as part of its monitoring of CIL collection and expenditure.

## Planning Obligations

Lewes District Council proposes to use planning obligations for site-specific infrastructure such as:

- Site-specific access<sup>1</sup> (vehicular, pedestrian, cycle and public transport) improvements (these could be secured through s278 of the Highways Act 1980 in some circumstances)
- Site-specific green infrastructure, including biodiversity mitigation and improvement
- Site-specific Public Rights of Way diversions or mitigation
- Mitigation for residential development within the Ashdown Forest 7km protection zone<sup>2</sup>

In addition, affordable housing provision and contributions will continue to be secured through planning obligations.

## Non-Strategic Infrastructure

Non-strategic infrastructure, identified at a local level, will be expected to be funded through the 'meaningful proportion' of CIL revenue that is passed to the Town and Parish Councils. This will either be 15%<sup>3</sup> or 25% if there is a neighbourhood plan in place.

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<sup>1</sup>To include provision or improvement of connections to the closest appropriate existing pedestrian, cycling, public transport and road networks, this may not necessarily be adjacent to the development site. To ensure the site is fully accessible by all forms of transport.

<sup>2</sup> Mitigation is in the form of Strategic Access Management and Monitoring Strategy (SAMMS) and Suitable Accessible Natural Green Space (SANGS).

<sup>3</sup> 15% capped at £100 per existing dwelling per annum

## CIL Regulation 123 List

<b>Infrastructure projects that may be partly or wholly funded by CIL</b>		
<p><b>Junction Improvement Projects</b></p> <ul style="list-style-type: none"> <li>• A26 Church Lane/Malling Hill*</li> <li>• A259 including town centre ring road and A26 junction (Newhaven)</li> <li>• A259 / Telscombe Cliffs Way (Peacehaven)</li> <li>• A259 / Sutton Avenue (Peacehaven)</li> </ul>		
<p><b>New Road and Road Improvement Projects</b></p> <ul style="list-style-type: none"> <li>• Newhaven Port Access Road, new road from Eastside to A259 (phase 2)</li> </ul>		
<p><b>Pedestrian and Cycle Improvement Projects</b></p> <ul style="list-style-type: none"> <li>• Provision of footpath and cycle routes providing links from new developments to facilities</li> </ul>		
<p><b>Public Transport Improvement Projects</b></p> <ul style="list-style-type: none"> <li>• New public transport interchange Newhaven Town railway station</li> <li>• Demand management measures and Phase 2 of bus corridor on A259</li> <li>• Increased frequency of bus services on A259 to residential areas of Peacehaven and Newhaven</li> <li>• New and improved (non-site-specific) bus services and facilities serving new development</li> <li>• DDA compliant bus infrastructure on A259</li> <li>• Station accessibility improvements Newhaven, Seaford and rural stations</li> <li>• Community transport</li> </ul>		
<p><b>Education Facilities Projects</b></p> <p>Early Years Places</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li>• Newhaven</li> <li>• Seaford</li> <li>• Peacehaven</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <ul style="list-style-type: none"> <li>• Wivelsfield</li> <li>• Newick</li> <li>• Plumpton</li> </ul> </td> </tr> </table> <p>Primary School</p> <ul style="list-style-type: none"> <li>• One form of entry - new school or expansions Newhaven</li> <li>• One forms- of entry - new school or expansions Peacehaven</li> <li>• Additional places - expansion Telscombe Cliffs</li> <li>• One form of entry - expansion Seaford</li> <li>• Additional places - expansion Wivelsfield</li> </ul> <p>Secondary School</p> <ul style="list-style-type: none"> <li>• Three forms of entry - expansion Newhaven / Peacehaven</li> <li>• One form of entry – expansion Seaford</li> </ul> <p>FE College Provision</p> <ul style="list-style-type: none"> <li>• Additional Places Sussex Downs College Lewes Campus</li> <li>• Additional Places Plumpton College</li> </ul>	<ul style="list-style-type: none"> <li>• Newhaven</li> <li>• Seaford</li> <li>• Peacehaven</li> </ul>	<ul style="list-style-type: none"> <li>• Wivelsfield</li> <li>• Newick</li> <li>• Plumpton</li> </ul>
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<p><b>Healthcare Facilities Projects</b></p> <ul style="list-style-type: none"> <li>• Capital improvements in healthcare facilities</li> </ul>		

<b>Infrastructure projects that may be partly or wholly funded by CIL</b>
<b>Green Infrastructure Projects</b> <ul style="list-style-type: none"> <li>• Outdoor sports facilities for youth and adult; Newhaven, Seaford, Newick, Ringmer, Peacehaven and Wivelsfield</li> <li>• Equipped children’s play space all new development (except Strategic Sites**)</li> <li>• Children’s casual play space (except Strategic Sites**)</li> </ul>
<b>Community Infrastructure Projects</b> <ul style="list-style-type: none"> <li>• Expansion of Ringmer library</li> </ul>
<b>Emergency Services Infrastructure Requirements</b> <ul style="list-style-type: none"> <li>• ESFRS – relocation of Newhaven Community Fire Station</li> </ul>
<b>Community Safety Projects</b> <ul style="list-style-type: none"> <li>• Capital costs associated with policing facilities</li> </ul>

\* This item of infrastructure may need to also be funded through CIL raised within the South Downs National Park Authority

\*\*Strategic Sites as allocated in the Core Strategy Local Plan Part 1 and other sizeable sites as defined by Local Plan Part 2