

community infrastructure levy
july 2015

southend on sea borough council
local development framework



Regulation 123 Infrastructure List

Southend Borough Council, as CIL Charging Authority, is expected to publish a list of infrastructure that it intends could be funded, wholly or partly by the Community Infrastructure Levy. The Regulation 123 Infrastructure List sets out the projects that may be funded through CIL and includes infrastructure required for the delivery of the Council's adopted Development Plan Documents. However, the inclusion of a project or type of infrastructure on this list does not signify a commitment from the Borough Council to fund (either in whole or in part) the listed project or type of infrastructure through CIL; nor does the order of infrastructure items within the list imply or signify any order of preference or priority for CIL funding.

This list can be amended at any time but will be reviewed annually and any changes that the Council proposes to make to this list will be subject to public consultation in accordance with the regulations and government guidance.

If infrastructure is required to make a development acceptable in planning terms (see the Planning Obligations Supplementary Planning Document for further details in relation to site specific infrastructure contributions) or arises directly from five or fewer developments, Section 106 (Planning Act) or Section 278 (Highways Act) arrangements may continue to apply in addition to CIL.

Planning obligations and highway agreements will still be required in accordance with Regulation 122 and 123 (Community Infrastructure Levy Regulations 2010 (as amended)) for obligations relating to infrastructure not listed below.

Project or Infrastructure Type	Location	Exclusions and Notes
Education		
Provision, improvement, replacement, operation or maintenance of Primary and Pre-School education facilities	Borough-wide	

Health and Social Wellbeing		
Provision, improvement, replacement, operation or maintenance of Primary Healthcare facilities	Borough-wide	
Infrastructure to enable people to remain living independently	Borough-wide	
Refurbishment or redevelopment of Delaware and Priory House	Delaware House and Priory House	

Highways and Transport		
A127 east-west strategic transport and freight corridor improvements (including Kent Elms, The Bell, Progress Road, Sutton Road, East/West Street, JAAP, etc.)	A127/A1159 Strategic Corridor	
Local public transport measures	Borough-wide	
Local walking and cycling measures to upgrade network	Borough-wide	
Local traffic management	Borough-wide	Excluding any instances where traffic management measures are required as a direct consequence of a development within the vicinity – these will continue to be secured through Section 106 planning obligations or Section 278 highway agreements

Project or Infrastructure Type	Location	Exclusions and Notes
Coastal Flood Protection		
Chalkwell Sea Wall flood defence works	Chalkwell & Eastern Esplanades	
Coast protection works	East Beach Shoeburyness	
Flood Defence Works	Old Leigh	
Lynton Road to Thorpe Bay YC Flood Defence Improvements	Eastern & Thorpe Esplanades	

Social and Community		
Provision, improvement, replacement, operation or maintenance of libraries	Borough-wide	
Southend New Museum	Western Esplanade	
New allotment space	Borough-wide	Excluding replacement allotments required as a result of new development (i.e. to offset a loss that would otherwise result from the development), which will be secured through Section 106 planning obligations
New community centres	Borough-wide	Excluding replacement community centres required as a result of new development (i.e. to offset a loss that would otherwise result from the development), which will be secured through Section 106 planning obligations

Leisure and Recreation		
Children's Play Areas	Sidmouth Avenue Play Area, Priory Park, Warrior Square Gardens	If there is a planning requirement to provide a new play area on a site as a result of the need generated directly and solely by a development then this provision will be secured through a Section 106 planning obligation or planning condition.
Youth facilities including Multi-Use Games Areas, parkour and wheeled sports	Priory Park, Southchurch area (Southchurch Park or Southchurch Park East)	

Project or Infrastructure Type	Location	Exclusions and Notes
Public Realm and Environment		
Litter Bins (as outlined in the Southend-on-Sea Litter Bin Strategy, July 2011)	Borough-wide	Excluding any litter bin provision required on a site as part of a development – this will be secured through Section 106 planning obligation or planning condition.
Waste Transfer Station (WTS) – ‘Waste Solution’	Proposed WTS location – Central Cleansing Depot, Eastern Avenue,	
Three Rivers Trail	Borough-wide	
City beach Phase Two	Eastern Esplanade	
Victoria Gateway Phase Two	London Road	

