

Draft Regulation 123 List Community Infrastructure Levy (CIL)

Pre-Submission Modifications Consultation Stage

7th November – 19th December 2016

Following consultation between March and May 2016 on the draft 123 List, the Council has proposed a number of modifications. These seek to address issues raised during the consultation as well as to update factual information. Subject to the outcome of this pre-submission consultation, the Council will invite the inspector to consider these modifications when the document is submitted for examination.

This “track changes” version has been produced to show the effects of these modifications.

The modifications are shown in this document as follows:

- Deleted text is shown as a double strike-through: ~~abcdefg~~
- Added text is shown in **blue text**. Note that existing hyperlinks are in **green**.
- Modification numbers are shown in a **MODCIL-**.

Most of the modifications were agreed by the Council’s Cabinet on 27th July 2016, and are contained in Appendix B to the Cabinet report. A full list of all the modifications can be found here: www.walsall.gov.uk/community_infrastructure_levy.

How to have your say on the proposed pre-submission modifications.

You should only make representations at this stage about the proposed modifications.

You can make representations to the modifications in the following ways:

- filling in the questionnaire, either in paper form or online – go to www.walsall.gov.uk/planning_2026
- send an email to planningpolicy@walsall.gov.uk

- write to us at Walsall Council Planning Policy Team, Walsall Council, Darwall Street, Walsall WS1 1DG

When making your representation please clearly state the modification number.

If you have made a representation previously at the Publication stage it would be helpful if you could let us know in writing that you wish to maintain or withdraw your representation.

Please submit any representations during the consultation period between **Monday 7th November and Monday 19th December 2016**. Comments received after this might not be taken into account.

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Introduction

This Regulation 123 list has been informed by the Council's Infrastructure Delivery Plan which sets out all infrastructure projects across the borough, developed in partnership with a wide range of infrastructure / service providers. This list sets out the infrastructure projects that are eligible to benefit from CIL funds but is not exhaustive and does not signify a commitment from the Council to fund the listed project or type. The spend of CIL in part or in full on any project shown on this list will be subject to approval of members prior to being committed for spend.

The Council will aim to review this Regulation 123 List on a regular basis (or as need arises) and would be subject to a four week consultation process.

This list and other CIL information is available to view at www.walsall.gov.uk/community_infrastructure_levy.

Section 106

The NPPG recommends that it is good practice for charging authorities to publish details of the proposed use of Section 106 alongside the operation of CIL. The commissioned CIL viability study sets out that the use of Section 106 is likely to be scaled back to the following items of infrastructure post CIL adoption. This has been considered further and updated below to reflect responses from the first round of consultation and discussions with other service / infrastructure providers:

Continued use of S106

- Site specific highway improvements such as vehicle access, junction improvements and public transport improvements necessary to make the development acceptable;
- Site specific air quality mitigation measures;
- Site specific public art;
- Provision of affordable housing;
- Provision of site specific education facilities where required on-site such as to meet demand for a new school as part of a large development;
- Site specific improvements to, and the mitigation of adverse impacts on, the historic environment; ~~and~~
- Site specific flood mitigation / resilience measures; **and**
- [Mitigation measures required under the Habitats Regulations 2010 in respect of impacts on European Sites within or outside of the borough.](#) MODCIL3

Infrastructure to be eligible from CIL funds

- Provision, improvement, replacement, operation or maintenance of strategic transport and highways infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic utilities infrastructure for employment sites outside the enterprise zone;
- Provision, improvement, replacement, operation or maintenance of education facilities;
- Provision, improvement, replacement, operation or maintenance of open Space and outdoor leisure;

- Provision, improvement, replacement, operation or maintenance of community hubs, heritage centre and other social / community related infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic flood resilience and mitigation infrastructure;
- Provision, improvement, replacement, operation or maintenance of strategic nature conservation and environmental infrastructure; and
- Provision, improvement, replacement, operation or maintenance of strategic public realm including the historic environment and heritage assets.

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Regulation 123 List

	Infrastructure Type or Project	Funding Gap
Highways Improvements and Transport Infrastructure	Walsall Town Centre Public Transport Interchange linking Walsall bus station, rail station and Bradford Place MODCIL4	£7,800,000
	A454 Improved access from the Keyway to Longacres Industrial Estate, Willenhall	£1,573,000
	A461 Route Key Junction Improvements	£11,400,000
	Junction 10 M6 Improvements	£2,500,000
	Walsall to Wolverhampton Rail Service with intermediate stations at Willenhall and James Bridge (EZ)	£22,200,000
	Sutton Line Passenger Services/ Walsall to Aldridge spur.	£23,000,000
	Stourbridge to Walsall-Lichfield Heavy Rail Line Reinstatement	£70,000,000
	Town Centre ring road / junction improvements MODCIL5	£1,176,000
	Town Centre parking provision	£10,000,000
Utilities	Utilities connections - key employment sites (outside the Employment Zone)	£1,000,000
Education	Very early stage plans for improvements and changes to the SEND (special educational needs and disability) portfolio.	£3,000,000
Canals	Town Centre to Walsall Border Towpath Improvements	£1,490,000
	Walsall Canal – Town Centre to Birchills Junction	£202,000
	Wyrley and Essington Canal – Towpath improvement works – Broad Lane North – Stephenson Avenue (6.85km)	£1,712,500
	Wyrley and Essington Canal Local Nature Reserve.	£300,000
	Daw End Canal Towpath and Environmental Enhancements	£1,757,500
Libraries / Community Hubs	Single Heritage Centre - combining the current services of the Leather Museum, Walsall Community History Museum and the Local History Centre on a single site.	£3,000,000
	Community Hubs - Single building / hub.	£6,000,000
Flood Management	Ford Brook Early warning system for the Town Centre	£30,000
	Replacement of the old Ford Brook Tunnel running under Tower Street	£500,000
Nature Conservation / Environmental Infrastructure	Pollinators Pit Stops - improving biodiversity at open spaces in borough	£50,000
	Environmental Depot Timber Storage Area	£13,000
	Ecological Surveys and Management Plans	£100,000
	Green infrastructure: Continue the work of Nature Improvement Area (NIA)	£250,000
	Green infrastructure: Heathlands	£500,000
	Recycling - resource for education programme to increase composting and recycling rates.	£5,000
	Recycling - education trailer to increase composting and recycling rates.	£2,000
Urban Open Space / Recreation	Improvement to allotment standards, access and provision.	£25,000
	Outdoor gyms at Pleck Park, Leamore Park and King George V Playing Fields.	£75,000
	Pleck Park Walled Garden - restoration of the garden, and essential infrastructure work to stabilise the wall.	£100,000
	Borough wide replacement tree programme	£20,000

	Retained Land management - fencing and boundary walls that need maintaining.	£200,000
	Walsall Arboretum Extension Development Plan - include resurfacing of key footpaths, drainage improvements along the brook course footpath, new bins and benches and new signage (Directional and noticeboards).	£300,000
	Walsall Arboretum (Extension Footpath) - significant upgrading of footpath link between the Grange Car Park (Main Car park for the Arboretum) and the play area and historic core of the park / new Visitor Centre.	£70,000
	Walsall Country Park improvements and maintenance	£31,500
	Green Flag Action Plan - aims to secure these for Barr Beacon, Blackwood Park and Walsall Arboretum.	£300,000
	Green Pathways - Pilot project in each Area Partnership.	£175,500
	Green Space Strategy Improvement Plan - future management, maintenance and development of all green space across the Borough.	£1,000,000
	Hay Head Wood Open Space car park - significant upgrading.	£20,000
	Walsall Country Park (Hay Head Wood) - upgrading footpath links.	£25,000
	Hill Hook tree planting scheme	£10,000
	Walsall Country Park (Hill Hook) - upgrading footpath links.	£50,000
	Kings Hill Park bank stabilisation - structural survey and if necessary undertake bank stabilisation works.	£75,000
	Merchants Way - hardstanding area.	£120,000
	Play Strategy Delivery Plan	£1,000,000
	Barr Beacon - footpath / access improvements	£13,000
	Barr Beacon - Pedestrian crossing points on Beacon Road, Bridle Lane and Pinfold Lane.	£180,000
	Barr Beacon Quarry bridlepath	£60,000
	Beacon Lodge - Visitor Centre	£1,000,000
	Bentley Chapel Heritage Centre	£252,000
	Walsall Country Park (Cuckoos Nook and The Dingle) - upgrading footpath links.	£120,000
	Friends of Darlaston South Parks - Outdoor Fitness Equipment	£50,000
Public Realm (including Historic Environment and Heritage Assets)	Public realm improvements – Gallery Square	£1,000,000
	Public realm improvements – Park Street Arcade flooring	£25,000
	Public realm improvements – wider Walsall town centre	£5,000,000 £4,800,000 MODCIL6
	Public realm improvements – District Centres	£2,000,000
	Wolverhampton Street highway improvements Closure of Wolverhampton Street, Walsall MODCIL7	£500,000
	Willenhall Market improvements	£30,000
	Borough-wide CCTV Improvements	£1,000,000
	Covert / cctv cameras - flytipping and other criminal activity	£20,000
	The Council is engaged in on-going discussions with the relevant infrastructure providers to identify any heritage assets or historic environment projects to be eligible for CIL.	TBC
Health	As and when borough-wide specific health related infrastructure projects are identified and costed, they will be added to this Regulation 123 List.	
Education	As and when other borough-wide specific education related infrastructure projects are identified and costed, they will be added to this Regulation 123 List.	

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