

Initial Draft Regulation 123 List

Under Regulation 123 of the CIL Regulation 2010 (as amended) the Council is required to publish on its website a list of infrastructure projects or types of project that it intends will be, or may be, wholly or partly funded by CIL. This will make clear what items will in future fall under CIL rather than S106. In accordance with Planning Practice Guidance, this Initial Draft Regulation 123 list has been prepared to accompany the Welwyn Hatfield Preliminary Draft Charging Schedule.

Infrastructure to be funded, or part funded, through CIL	Exclusions (Infrastructure which is excluded from the R123 List and for which provision will be made by means of S106 obligations or S278 agreements)
<p>Transportation</p> <p>Transport and highways improvements, public transport, pedestrian and cycling infrastructure</p>	<p>Any works necessary to directly access any development site identified in the Draft Local Plan (these may be secured through Section 278 agreements, Section 106 agreements or planning conditions)</p> <p>For sites requiring a Transport Assessment, any necessary wider strategic and local highway mitigation measures needed to mitigate the impact of development</p> <p>The provision of sustainable transport measures associated with the five strategic development sites identified in the Draft Local Plan</p>
<p>Early years education and childcare facilities</p>	<p>Except where early years education and childcare facilities are provided within a new school building secured under Section 106</p>
<p>Primary education facilities</p>	<p>Primary education facilities associated with the development of the following strategic development sites identified in the Draft Local Plan:</p> <ul style="list-style-type: none"> • North West Hatfield (Hat1) • Symondshyde (Hat15) • Panshanger (WGC4) • Birchall Garden Suburb (WGC5)
<p>Secondary education facilities</p>	<p>Secondary education facilities associated with the development of the following strategic development sites identified in the Draft Local Plan:</p> <ul style="list-style-type: none"> • North West Hatfield (Hat1) • Birchall Garden suburb (WGC5)
<p>Adult care</p>	
<p>Sewerage</p>	<p>Except any necessary enhancements to waste water capacity directly associated with the development of sites identified in the Draft Local Plan. In some</p>

	circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater/sewerage infrastructure
Utilities	
Waste and recycling	
Green infrastructure Including open space, allotments, parks and gardens/formal and informal green space, green corridors, river corridors, waterways, greenways, urban open land, Sites of Special Scientific Interest, Watling Chase Community Forest	The provision and maintenance of public open space and allotments on sites identified in the Draft Local Plan The creation and maintenance of a strategic green infrastructure corridor within and directly adjacent to the following strategic development sites: <ul style="list-style-type: none"> • North West Hatfield (Hat1) • Symondshyde (Hat15) • Panshanger (WGC4) • Birchall Garden Suburb (WGC5)
Healthcare Primary and secondary healthcare facilities	Healthcare facilities associated with the development of North West Hatfield (Hat1) and Birchall Garden Suburb (WGC5)
Emergency services Police, fire and ambulance	
Social and community infrastructure Including indoor sports facilities, outdoor sports facilities, leisure facilities, play facilities, community facilities, libraries, cultural facilities and places of worship	Except the provision of community space and facilities directly associated with the development of sites identified in the Draft Local Plan The provision and maintenance of LAPs, LEAPs and NEAPs on sites identified in the Draft Local Plan
Burial Space	
Flood and water management	
Communications and digital infrastructure	
Heat network infrastructure	
Town centre and public realm improvements	
Historic environment/conservation	
Economic development, adult learning and skills	