

The Community Infrastructure Levy

This Parish Special is to introduction the new Community Infrastructure Levy and explain what it means to Parishes and how it will alter the way that money comes into the District Council for infrastructure projects across the District.

What is The Community Infrastructure Levy? (CIL)

The Community Infrastructure Levy (CIL) is a standardised local levy on new development, to help fund infrastructure to support the new development.

The system is very straightforward and applies to most new buildings with charges based on the size and type of the new development with calculations based on per square metre of net additional floor space.

This level of charge is set out in the District Council's Charging Schedule.

The District Council will collect the payment from developers when they start work on their development or through an agreed phasing of payments during construction.

Furthermore, CIL is a 'pooled' fund which will be used to fund the physical, green and social infrastructure required to support growth across the whole District. This means that CIL will primarily be used to address the cumulative effects of development and projects with a wider community benefit.

The CIL was introduced by the Planning Act 2008 and the Regulations came into force in 2012. It is intended to speed up the development process and reduce the delays involved in negotiating complex agreements. It is also designed to provide developers and land owners with more certainty about the sort of contribution a development will be required to make.

So what's different?

At the moment, monies due from land owners and property developers to be paid towards infrastructure are dealt with under S106 of the Town and Country Planning Act 1990.

Section 106 agreements are designed to secure site specific mitigation and infrastructure needed for a single site, as well as provide affordable housing.

CIL will supplement and partially replace S106 agreements. These will remain the principle mechanism for securing on-site infrastructure, dealing with site-specific impacts and providing affordable housing.

CIL will replace S106 agreements for funding the general infrastructure required to achieve growth and for dealing with cumulative impacts.

When are things changing?

The Council's proposed Charging Schedule has to be agreed with the Planning Inspector and this will take place on the 20th and 21st of September.

The Inspector's Report will follow with formal adoption of CIL proposed for November / December this year.



What does it mean to Parishes?

The CIL Regulations require the District Council to pass a 'meaningful proportion' of CIL receipts from development directly to the Town or Parish Council where the development takes place, which must be used to fund priority infrastructure for that area.

In areas where there is no Neighbourhood Plan in place this will be 15% of the CIL receipts from development within that administrative area, up to a maximum of £100 per council tax dwelling per annum. This will rise to 25% with no maximum limit following the adoption of a Neighbourhood Plan.

The District Council is investing in personnel and systems to capture these CIL receipts as they are due for collection and release the appropriate amounts to Parish and Town Councils. In return Parish and Town Councils are required to provide confirmation of expenditure.



CIL progress to date

- Preliminary Draft Charging Schedule Consultation - October to December 2013.
- CIL Submission Charging Schedule (SCS) Consultation - October to November 2015.
- Responses to the SCS consultation were received by the Council in December 2015 and endorsed for submission for independent examination.
- CIL Submission Charging Schedule (SCS) was submitted to the Planning Inspectorate on 6 January 2016.

Rebecca Phillips has been appointed as Examination Inspector.

- The dates for the Examination hearings have been set for 20/21 September 2016 at the District Council Offices, Stratford-upon-Avon.

What next?

The District Council will continue to prepare for the implementation of these new arrangements and will provide all Parishes with more information as these preparations progress.

For more information or updates please visit: www.stratford.gov.uk/CIL or call Planning Policy on 01789 260225

