



Community Benefit from Development – Utilising the Community Infrastructure Levy

Alasdair Buckle, Nexus Planning

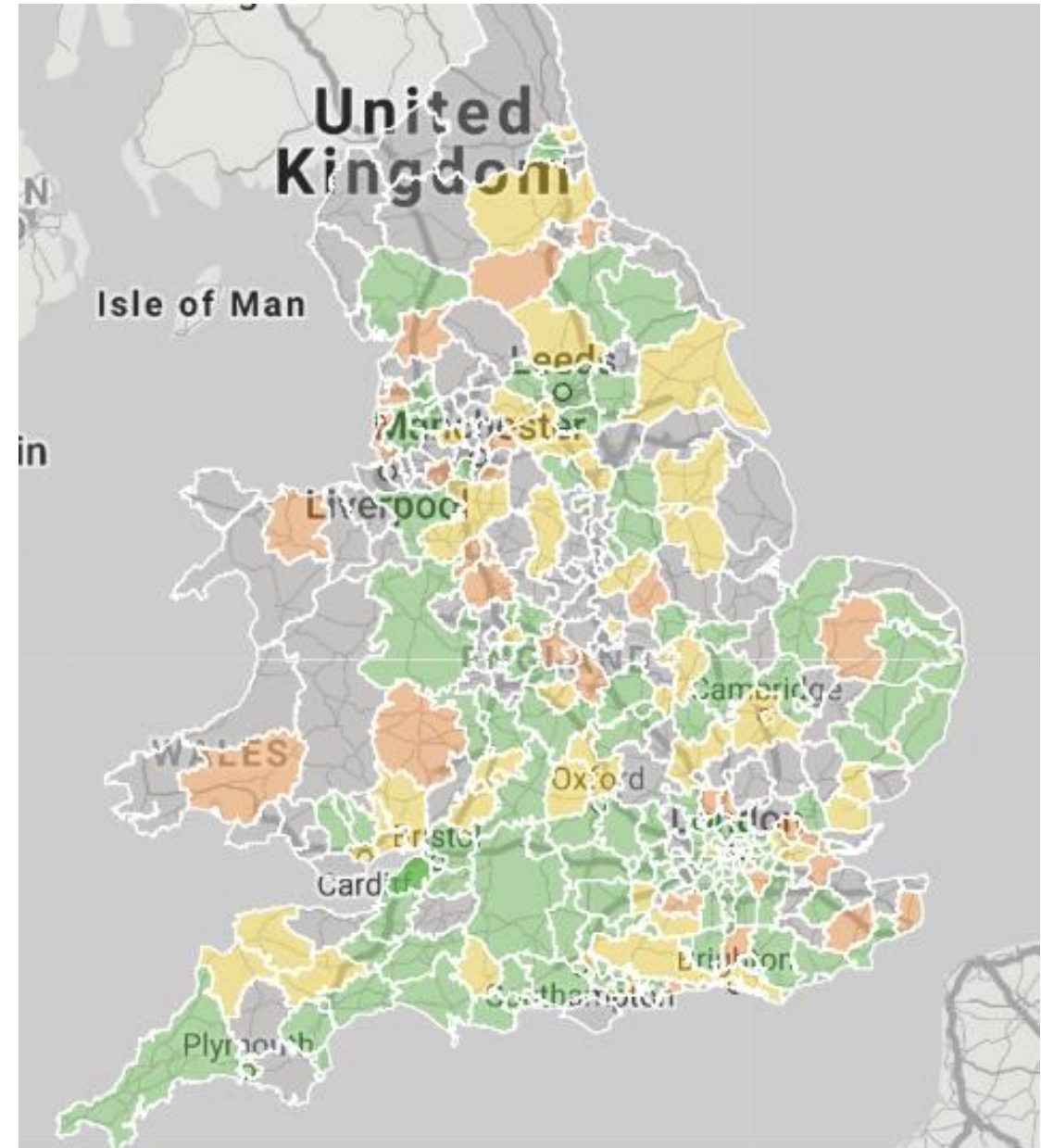
What is the Community Infrastructure Levy (CIL)?



- Introduced in 2008 as an alternative means for collecting developer contributions, replacing part of the function of Section 106 Agreements.
- Relates to 'off-site' infrastructure required by the cumulative impact of growth, such as education, health, emergency services.
- Does not relate to specific 'on-site' infrastructure required to make a development acceptable, such as affordable housing or on-site facilities, which continue to be agreed through a Section 106 Agreement.

Where is CIL adopted?

- Around half of authorities have adopted CIL (green).
- Many more have made some progress on CIL and either have a draft or preliminary draft charging schedule (yellow, orange).
- The remaining authorities have made limited progress with CIL.



Source: Quod

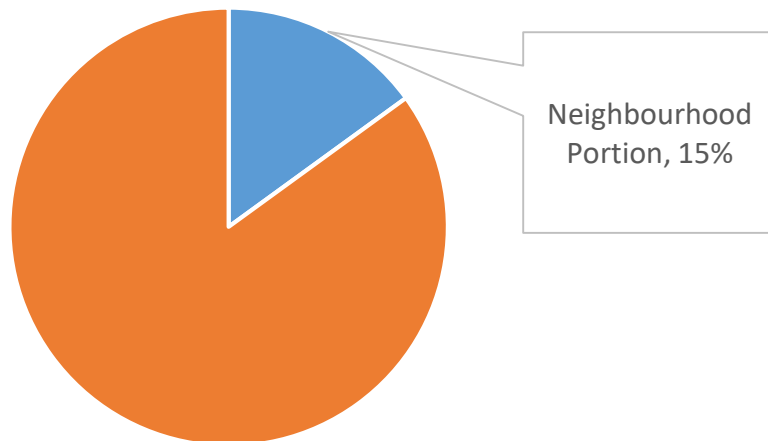
How does CIL work?

- The local planning authority is the 'charging authority' and, through a Charging Schedule, sets a rate for different forms of development.
- Generally highest rates relate to residential development, lower rates apply to commercial development (business and retail) and often a 'nil rate' is applied to other forms of development.
- The charging authority also has to specify what types of infrastructure CIL monies will go towards through a 'Regulation 123 list'.
- Both of these documents are subject to an Independent Examination.

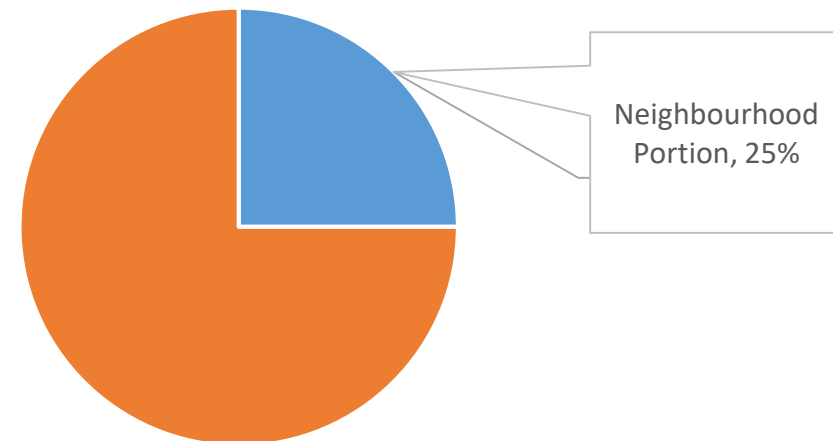
How does CIL relate to Local Councils?



- CIL funds projects in all parishes.
- A percentage of CIL money is designated 'neighbourhood portion' to be issued to the relevant local council for it to use on local projects:



Area **without** Neighbourhood Plan



Area **with** Neighbourhood Plan

Maximising community benefit from CIL – key actions



- Make representations to CIL Consultation and Examination on Charging Rates, Regulation 123 List and Infrastructure Delivery Plans.
- Adopt a Neighbourhood Plan to increase the Neighbourhood Portion by 10%.
- Agree a process for receiving neighbourhood level CIL money from the Charging Authority, including frequency of payments.
- But, do not overlook the main pot. Push to get a 'fair share' of CIL money spent in the parish and for it to go on the right projects.

Maximising community benefit from CIL – the neighbourhood portion



- Set out an evidence-based list of neighbourhood CIL projects in an Infrastructure Delivery Plan and consult on the list. This process can be tied to the preparation of a Neighbourhood Plan.
- Consider site allocations/ policy support for CIL projects in neighbourhood plans, to smooth delivery once funds are available.
- Regularly review the Infrastructure Delivery Plan to identify if priorities are still appropriate and if there are any further requirements.