

## COMMUNITY INFRASTRUCTURE LEVY (CIL): UPDATE

### Introduction

1. The purpose of this report is to highlight the current work and next steps towards the adoption of the Community Infrastructure Levy.
2. The Community Infrastructure Levy is a new development tax which will largely replace the current use of section 106 agreements to fund infrastructure provision. It will be charged on a 'pounds per square metre' basis and affordable housing will be exempt from CIL.
3. The Regulations set out a formal process to be followed before a CIL charging schedule can be implemented:
  - Evidence base (District infrastructure needs and development viability)
  - Preliminary Draft Charging Schedule consultation
  - Draft Charging Schedule consultation
  - Examination
  - Adoption
  - Implementation

### Preliminary Draft Charging Schedule (PDCS)

4. The Council commissioned the relevant reports on (i) infrastructure and (ii) development viability which were completed in the Summer that enabled the Preliminary Draft Charging Schedule to be prepared.
5. On 27 June 2013 Cabinet considered a report on the CIL PDCS and agreed:
  - To note the interim viability report attached as Appendix A to the report
  - To approve the Community Infrastructure Levy Preliminary Draft Charging Schedule shown in paragraph 40 of the report for consultation under the emerging Local Plan.

### Preliminary Draft Charging Schedule

Development type	Rate £ psm
<b>Residential</b> - All District except where defined below	£100
<b>Residential</b> - Land at Northstowe, Darwin Green II, Wing, Waterbeach, Cambourne West, Bourn airfield	£0
<b>Residential</b> - Land at North of Teversham Drift	£125
<b>Retail warehousing / Large supermarket</b>	£125
<b>Small convenience</b>	£50
All other uses	£0

6. The consultation on the Preliminary Draft Charging Schedule started on 19 July (alongside the Local Plan) and will run until 30 September.
7. A presentation was given to the Parish Planning Forum on 17 July on the CIL Regulations and officers have been attending Local Plan public exhibitions to field questions.
8. Responses to the PDCS have been very limited to date, although officers do expect views from the development industry to be submitted ahead of the consultation closing.

## **Draft Charging Schedule (DCS)**

9. Ahead of publishing and consulting on the Draft Charging Schedule the Council has to demonstrate that it has taken into account any representations. As such, when the PDCS consultation ends all responses to the PDCS will be published online, with the Council's comment.
10. Revised CIL guidance to be issued this Autumn is likely to require the Council to consult on the draft infrastructure list, with a final draft list to be submitted as part of the examination documents.
11. A report is planned being taken to Cabinet on 14 November highlighting the PDCS responses. The Cabinet report will have three further objectives;
  - Recommend for approval the terms of the Draft Charging Schedule for consultation
  - Recommend for approval a draft 'high level' Infrastructure list for public
  - Recommend for approval a draft CIL payment instalment policy for public
12. The DCS consultation will run for no less than 6 weeks and the current timetable would anticipate this taking place between December and January.

## **Examination**

13. Following the DCS consultation Members will be asked to approve the final draft infrastructure list that will form part of the examination evidence base.
14. The Council expects to submit the DCS to the examiner in Spring 2014 (alongside the Local Plan).

## **Adoption**

15. Based on previous examinations the examiner's report is unlikely to be received until 2-3 months following the examination.
16. The examiner has the authority to refuse the charging schedule unless his recommendations are accepted. In this event the Council could either adopt the charging schedule as recommended by the examiner or delay the adoption until further evidence is gathered for a re-examination.
17. The adoption of the CIL charging schedule is not likely to be before Autumn 2014 and will require to be approved at full Council.

## **Implementation**

18. Ahead of adopting the CIL charging schedule detailed work is to take place regarding internal processes, procurement of administrative software, creation of all relevant CIL 'notices' and a review of job roles.
19. The Council will need to agree governance arrangements outlining how CIL monies will be allocated against identified projects.

**James Fisher**  
**S106 Officer**  
**28 August 2013**