



Local Strategic Partnership

Community Infrastructure Levy (CIL) in Stroud District

Barry Wyatt
Strategic Head Development Services

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Paying for community infrastructure

- New housing development is required to provide necessary infrastructure
- Community infrastructure (e.g. play areas; pitches; community buildings) provided on-site (in kind) or off-site (payments)
- Currently legal agreements are negotiated with developers (S.106) for large sites only
- Community projects must satisfy rigorous planning tests (must be necessary and directly related to development)




Community Infrastructure Levy (CIL)

- New system for paying for infrastructure coming in on **1 April 2017**
- CIL will largely replace legal agreements
- CIL is a set charge on development (non-negotiable)
- Housing - £80 sqm; Retail (supermarket) - £75 sqm
- Charged on all new permissions (a few exemptions)
- CIL is payable by the developer to the District Council on start of development (subject to phasing policy)
- A proportion of CIL raised in a parish must be reinvested in that parish – 15% generally, 25% where a Neighbourhood Plan is in place



Benefits of CIL over legal agreements

- Non-negotiable levy provides certainty
- Applies to all developments (not just large developments as at present) = more money
- 15% (25% where NDP) automatically goes to parish council – no need for community project to be agreed with developers/District Council
- No need for community project to be related to development that funded it = more flexible
- No clawback from developers, but the money should be spent within 5 years or the District Council can ask for it back!



Future plans for how infrastructure will be paid for (S.106/CIL split)

- S.106 legal agreements
 - affordable housing, highway junction improvements and on-site infrastructure (maintenance arrangements)
- Community Infrastructure Levy (1st April 2017)
 - off site strategic infrastructure schemes
 - 15/25% towards parish priorities



CIL Worked Example: Single house

Planning permission for 1 dwelling of 100m² gross internal floorspace in Rodborough Parish

- CIL charge = 100m² x £80m² = £8,000
- Paid to District Council in 3 instalments (60 days /270 days/365 days from commencement)
- District Council gives £1,200 (15%) to Rodborough Parish Council
- District Council spends remainder (£6,800) on district priorities
- Rodborough Parish Council spends £1,200 on local infrastructure



CIL Worked Example: Single house

- No clawback from developers

But...

- must be spent on “infrastructure”
- must be spent within 5 years
- subject to normal auditing procedures
- parish councils likely to see an increase in monies from small development – may have staffing and accounting implications



What is current timetable on CIL?

- CIL was adopted on 9th February
- CIL will come into force from 1st April 2017
- Council finalising internal mechanisms for collecting CIL
- Meeting with parish councils on 7 March 2017 to discuss process and payments
- Guidance and FAQs on Council's website
- Government has recently indicated that CIL arrangements will be amended!

Any Questions

