

Community Infrastructure Levy in the South Downs National Park



Presentation about CIL (15 mins)

What is CIL

How Parish Councils will receive CIL money

What CIL can be spent on

What is the Infrastructure Business Plan (IBP)

Q&A (30mins)



SDNPA Charging Schedule

| Use of Development | Proposed Levy (£/m ²) |
|-----------------------|-----------------------------------|
| Residential – Zone 1 | 150 |
| Residential – Zone 2 | 200 |
| Large format retail | 120 |
| All other development | 0 |

‘Residential’ includes all development within Use Class C3 and also includes:

- Agricultural workers dwellings
- Holiday lets
- Other restricted occupancy
- Householder extensions > 100sqm and annexes

‘Large format retail’ is where the net retail selling space is over 280m²



Reduced CIL Liability and / or Relief from CIL

No liability / reduced liability:

- Involves a change of use, conversion or subdivision of, or creation of mezzanine floors within a building which has been in lawful use for at least six months in the 3 years prior to the development being permitted.

This 'existing floorspace' can be used to discount any CIL liability.

Relief from CIL

- Charitable development
- Affordable Housing
- Self-build development



Payment of CIL and allocation to Parish Councils



CIL funds are payable on 'commencement of development' and paid in accordance with SDNPA instalments policy (less than £50,000, payment is due within 60 days)

SDNPA will pass on 'neighbourhood portion' directly to Parish Councils

- **15%** (without a made Neighbourhood Plan, payment is capped to £100 per existing dwelling each year)
- **25%** (with a made Neighbourhood Plan – no cap)
- Non-parished areas – SDNPA will retain 15% and work with community on spending the monies in those areas
- Funds will be passed to the Parish Council every 6 months – at the end of April and October



Example

Development of 5 x 3-bedroom house (within Zone 2), CIL liability due £84,000, permission granted in 2017, development commenced in 2019.

| Year | Development | Payment to Parish - No made neighbourhood plan (15%) – capped at £100 per existing dwelling | Payment to Parish - Made neighbourhood plan (25%) |
|------|------------------------------------|---|---|
| 2017 | | £0 | £0 |
| 2018 | | £0 | £0 |
| 2019 | Commenced 1 st Jan | April - £5,985 | April - £9,975 |
| | £42,000 due 1 st March | Oct - £5,985 | Oct - £9,975 |
| | £42,000 due 30 th April | | |



Audit and Reporting CIL spending

- Parish Councils are required to keep records of payments received and how that money has been spent
- SDNPA will be issuing a reporting form for you to complete and return to us each year and we will publish the details as part of our Infrastructure Business Plan and Annual Monitoring Reports
- As set out the Regulations, if Parish Councils do not spend the CIL money within 5 years and / or spend the money not in accordance with the Regulations, the SDNPA will request the money is refunded



What can CIL be used for?

Regulation 123 List

Green Infrastructure (Environmental projects/strategic protection and enhancement works/off-site open space and play areas/off-site and strategic flood management)

Social & Leisure (All off-site social and leisure infrastructure)

Services & Facilities (All off-site services and facilities infrastructure)

Transport (Off-site sustainable transport provision/highway improvements/public transport waiting facilities/public rights of way/specific transport schemes not subject to S106 or S278 agreements)

Education (Off-site public-sector funded education provision)

Health and Wellbeing (All off-site health and wellbeing infrastructure)

Utility Services (Off-site utility services not subject to provision by statutory undertakers, except where value can be added to promote SDNP purposes and duty)



What can Parish Councils spend the money on?

- Parish Councils can spend CIL on the **provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area.**

- This wider definition means that Parish Councils can spend it on things the SDNPA can't.

For example, the money could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area.

- Where Parish Council priorities are the same as those of the SDNPA, for example if they are agreed a new school or road is needed, the Parish Council can agree that the SDNPA can keep all or part of their 15% or 25% to ensure maximum funding is available.



Infrastructure Business Plan (IBP)

- Sets out CIL spending and prioritises the infrastructure projects needed to support growth identified in the Local Plan and Neighbourhood Plans
 - Five year rolling delivery programme with possible funding broken down by source (will include the projects Parish Council will fund with their 15% / 25%)
- Each year the SDNPA will ‘call for projects’ to go onto the IBP
- SDNPA will formally approve the IBP each April – gives the ‘in-principle’ agreement that the projects on the list will receive CIL funding
- SDNPA will prioritise projects for CIL spending and will ask Parish Councils to use the same criteria to prioritise their projects.



Any Questions?

For further information, please visit

- www.southdowns.gov.uk

(type 'Community Infrastructure Levy' into the search box)

- contact us on CIL@southdowns.gov.uk

Thank you

