

The Community Infrastructure Levy

A summary for Whitstone Parish Council – Cllr. Mike Sutton 23/6/14

I believe that we should be considering this in our future plans and projects. It will happen within our term of office. The CIL together with any community income from wind turbines etc. will mean that our spend on community benefits and projects will be in a whole new world and our recent commitment to gaining the Power of General Competence should enable us to use this extra income with maximum effectiveness. I believe we should seriously consider the use of NDO should the right circumstances arise, that is if a major development for housing is applied for. As shown below, **it makes a massive difference to the income that WPC will receive and therefore the benefits to the parish.**

The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. Cornwall Council intends to adopt this scheme. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or **safer road schemes**, flood defences, schools, hospitals and **other health and social care facilities, park improvements, green spaces and leisure centres.** **Around 15% of any CIL will be paid directly to the Parish Council that hosts the development.**

The CIL is charged as a fixed tariff per square metre of new floor space. The level of the tariff is likely to be £40/sq m in Whitstone (to be decided by CC, consultation has been carried out but this has not yet been confirmed).

There will be some exemptions, e.g. affordable housing and buildings that are not used by people such as electricity sub-stations, telephone exchange, self-build housing, residential annexes and extensions etc. – final details yet to be published.

The CIL scheme cannot be adopted until the Local Plan is adopted (currently expected summer 2015).

Local Council share of CIL

As things stand Whitstone Parish Council will receive 15% of any CIL charged for development within the parish. This will rise to 25% if we have a Neighbourhood Plan in place. This is a large difference e.g.

The average 3 bed house is approx 90sqm internally. If charged at £40/sq m the WPC share would be. . .

Without Neighbourhood Plan WPC receives $40 \times 90 \times 15\%$ but capped at £100/dwelling
=£100

With Neighbourhood Plan WPC receives 25% with no cap, so receives $90 \times 40 \times 25\%$
= £900

That is 9 times more!

CIL and Neighbourhood Planning

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| Parish council ✓ Neighbourhood Plan ✓ = 25% uncapped, paid to Parish | Parish council ✓ Neighbourhood Plan ✗ = 15% capped at £100 / dwelling, paid to Parish |
| Parish council ✗ Neighbourhood Plan ✓ = 25% uncapped, local authority consults with community | Parish council ✗ Neighbourhood Plan ✗ = 15% capped at £100 / dwelling, local authority consults with community |

A Neighbourhood Development Order (NDO) is considered to be Neighbourhood Planning and would attract the 25% rate.

CIL will be collected from the developer by CC when work starts on site. WPC share of CIL should be immediately available.

If a development took place in the parish of say 10 houses for which CIL was chargeable then WPC income would be, say:

Without a NP (15% but capped) 10 x £100 = **£1000**

With a NP (25% not capped) 10 x £900 = **£9,000**

You will see that implementation of CIL, with say 10 houses being built, has the potential to increase the total income stream to WPC **massively. More than 3 times the current income of precept alone!**

Information from Cornwall Council Website, briefing papers for Cornwall Councillors and phone conversations with Principal Planning Development Officer.

Further information at

<http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/community-infrastructure-levy/>