

**PRELIMINARY DRAFT
COMMUNITY INFRASTRUCTURE LEVY (CIL)
CHARGING SCHEDULE
(Report by Head of Planning Services)**

1. INTRODUCTION

1.1 The purpose of this report is to introduce the Council's proposed Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule (see Appendix 1) to Cabinet, and seek approval for it to be issued for 6 weeks public consultation in Summer 2011.

2. BACKGROUND

2.1 The Government introduced the Community Infrastructure Levy (CIL) in April 2010 in order to provide for a more equitable scheme for development contributions to local infrastructure provision. CIL enables local authorities to make a charge on most new developments to help meet a proportion of the costs of identified District wide community infrastructure.

2.2 Local authorities can choose to prepare a CIL Charging Schedule, consult on it, and submit it for independent examination prior to 2014 when changes will be made to restrict the extent to which the existing Planning Obligations / Section 106 Agreement processes will come into force.

2.3 It is intended that the Huntingdonshire CIL Charging Schedule will come into effect in Spring 2012, following widespread consultation through the remainder of 2011, and an independent examination. From that point the District Council will be able to make a charge on most new development including all new dwellings, very large household extensions, and employment and retail development.

2.4 The proposed CIL charges that will form the basis of the consultation are calculated per square metre of net new floorspace created as follows:

Proposed Charge	
Residential (including C2, C3 and C4)	£98 per square metre
Office (B1)	£0 per square metre
General Industrial, Storage & Distribution (B2 and B8)	£0 per square metre
Hotel (C1)	£75 per square metre
Retail < 1,000 sq m ¹ (A1/ A2 / A3 /A4 / A5)	£50 per square metre
Retail > 999 sq m ² (A1/ A2 / A3 /A4 / A5)	£140 per square metre

¹ DCLG Development Control PS 1/2 statistical definition 2007/8

Community Uses (including D1 and D2)	£0 per square metre
Sui – Generis	£0 per square metre

2.5 Small household extensions (below 100 square metres of net additional space), community development and developments by charities are exempt from CIL along with the development of affordable housing.

3. SUMMARY OF ISSUES

3.1 The introduction CIL in Huntingdonshire will spread the requirement for developer contributions more fairly across most new development. At present, through the Planning Obligations / Section 106 Agreement process, only a proportion of new development makes any form of developer contribution.

3.2 The proposed CIL charges have been subject to rigorous viability testing so the District Council can be confident at examination that it is proposing the appropriate level of charge across the District. The charges will be uniform across the District.

3.3 CIL will not generate sufficient funding to pay for all of the District's major infrastructure needs, which are identified on a CIL Projects List, and costed at over £1,800 million to 2026. Therefore, there will need to be a process of governance, prioritisation and working with other infrastructure providers to identify how CIL is spent. Huntingdonshire District Council has an infrastructure role concerning a number of aspects including open spaces, recreation and sports, environmental improvements, economic regeneration and community facilities. The other main infrastructure providers are Cambridgeshire County Council (education, transport, libraries and waste), the National Health Service (health facilities), Emergency Services, Skills Development (Huntingdonshire Regional College) and Utilities providers.

3.4 Planning Obligations / Section 106 Agreements will still be able to be used, but in a restricted way. The proposed approach in Huntingdonshire is to retain S106 for particular site specific elements including affordable housing, provision of land for open space, and site related highways improvements. They will also be used at the District's strategic large scale major development areas (over 200 dwellings) such as St Neots East, St Ives West and RAF Brampton. The scale of these developments is such that they generate their own major infrastructure requirements, e.g. new schools. In all cases, Section 106 agreements will be used in conjunction with CIL, so most developments will pay for both elements.

3.5 As part of the emerging Decentralisation and Localism Bill there will be a requirement on authorities that collect CIL to ensure that a meaningful proportion of the funds collected are available for use by Town and Parish Councils. It is understood that the Government will issue further information on this element in coming months.

3.6 The District Council will be the collecting authority for CIL, and will have a key role as the banker and distributor for the collected funds. There will also be a significant project management role in ensuring that CIL funded projects are developed and implemented efficiently. The corporate governance and

² DCLG Development Control PS 1/2 statistical definition 2007/8

operational processes needed to underpin this role are currently being considered and will be reported at a future date.

- 3.7 The Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule will be accompanied by a new Draft Developer Contributions Supplementary Planning Document that explains the interactions between CIL and Section 106 Agreements. This will be authorised for consultation by the Executive Member for Planning and Housing and will be released for consultation at the same time as the Preliminary Draft CIL Charging Schedule. The SPD is still being finalised and will come forward in due course.

4. CONSULTATION PROCESS

- 4.1 The Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule will be consulted on widely through a number of means:

- Email to all local planning authorities adjoining the district, the county council, parish/town councils, partner consultees, infrastructure providers and other organisations and individuals subscribed to the Limehouse consultation system
- Notification to Town Centre Partnerships and business networks
- Notification to voluntary / community networks
- Notification at the Neighbourhood Forum meetings
- Notification to the Local Strategic Partnership
- Notification to the Local Enterprise Partnership

- 4.2 The document will also be available for anyone to access at:

- public libraries across the district
- Customer Service Centres across the district

- 4.3 Details regarding the consultation will also be made available through a local press release.

5. RECOMMENDATION

- 5.1 It is recommended that:

- a) Cabinet approves the Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule for 6 weeks public consultation in Summer 2011.
- b) the Head of Planning Services be authorised to make any minor consequential amendments to the text and supporting documentation, after consultation with the Executive Councillor for Strategic Planning and Housing.

Appendix A: Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule

Background Papers

- **Huntingdonshire Local Investment Framework 2009**
- **Core Strategy 2009**
- **Huntingdonshire Market Report, August 2010**

- **Huntingdonshire Viability Testing of Community Infrastructure Levy Charges Report, 2011**
- **Huntingdonshire Preliminary Draft Charging Schedule Project Plan List**

CONTACT OFFICER - enquiries about this report to Steve Ingram, Head of Planning Services, on 01480 388400