



## **Growth and Development Scrutiny Group**

**Tuesday, 15 October 2019**

### **Community Infrastructure Levy**

## **Report of the Planning Policy Manager**

### **1. Purpose of report**

- 1.1. On 19 September 2019, Council resolved to bring into force a Community Infrastructure Levy (CIL). From 7 October 2019, qualifying developments will pay the levy in order to fund or part fund new infrastructure to support growth. The purpose of this report is to inform members of the group the further work that is required in relation to CIL implementation. A presentation will be made on the evening.
- 1.2. Members of the Group are invited to comment on the options for the management of funds once CIL receipts are being generated at a reasonable level.
- 1.3. The introduction of a Community Infrastructure Levy for Rushcliffe has recently been considered by the Local Development Framework Group on 2 September 2019 and by full council on 19 September 2019. A copy of the report to the Local Development Framework Group is contained within **Appendix A**.

### **2. Recommendation**

It is RECOMMENDED that

- a) Members of the Group consider and comment on the content of the presentation.

### **3. Reasons for Recommendation**

- 3.1. Now that CIL is implemented, the Borough Council has to consider how to best manage CIL expenditure.

### **4. Supporting Information**

- 4.1. The Community Infrastructure Levy is a discretionary charge on development which will replace in part the scope of S106 agreements. The introduction of

CIL was approved by Full Council on 19 September 2019. CIL will be charged on most new residential development and new major retail development.

- 4.2. A presentation will be delivered on the evening. This presentation will provide a brief summary of what CIL is and how it has been brought into force. The main part of presentation will focus upon the implementation of CIL. In particular, the presentation will:
- a) Outline what types of development will generate CIL receipts.
  - b) Examples of how much funding different examples of development will generate.
  - c) The strategic infrastructure proportion. Potential options for managing the spending of receipts
  - d) Local Infrastructure proportion- Parished areas
  - e) Local Infrastructure proportion- Non Parished areas. Requirements and potential approach to managing receipts.
- 4.3. In regard to points d) and e) above, it is important to stress that the management and spending of CIL receipts sits within a legislative framework. For example, within parished areas, a fixed percentage of CIL receipts generated within each parish has to be passed onto them on a 6 monthly basis for them to spend on local infrastructure. For non-parished areas, a fixed percentage of CIL receipts within those area is managed by the borough to spend on local infrastructure. For non-parished areas, is also a requirement that any spending on local infrastructure has to be done in consultation with the local community.

## **5. Alternative options considered and reasons for rejection**

- 5.1. None

## **6. Risks and Uncertainties**

- 6.1. None

## **7. Implications**

### **7.1. Financial Implications**

7.1.1. There are management and administration costs associated with CIL. It is anticipated that, once CIL is fully generating receipts, these costs should be covered through the proportion of CIL receipts that the Borough Council is allowed to retain for such purposes.

### **7.2. Legal Implications**

7.2.1. The management and spending of CIL receipts sits within a legislative framework as defined by the Planning Act 2008 and the Community Infrastructure Regulations 2010. Any policies or procedures for the

management and spending of CIL will therefore have to sit within this legislative framework.

### 7.3. Equalities Implications

7.3.1. There are considered to be no particular equality implications that need addressing from matters arising from this report.

### 7.4. Section 17 of the Crime and Disorder Act 1998 Implications

7.4.1. There are considered to be no direct community safety implications arising from matters covered in this report.

### 7.5. Other implications

7.5.1. There are no other implications arising from matters covered in this report which it is considered require further consideration.

## 8. Link to Corporate Priorities

8.1. The Community Infrastructure Levy will help support the Corporate Strategy themes of delivering sustainable growth; and maintaining and enhancing our residents' quality of life through the provision of funding for infrastructure projects across the Borough.

## 9. Recommendations

The recommendations at the beginning and the end of the report must be the same as at the top.

It is RECOMMENDED that

- a) Members of the Group consider and comment on the content of the presentation.

<b>For more information contact:</b>	Phillip Marshall Principal Policy Planner Tel: 0115 9148 568 pmarshall@rushcliffe.gov.uk
<b>Background papers available for Inspection:</b>	<a href="#">Report to Council 19 September 2019</a>
<b>List of appendices:</b>	Appendix A. Report of the Local Development Framework Group 2 September 2019