

REPORT TO PICKMERE PARISH COUNCIL

14 July 2020

AGENDA ITEM 8.1 – COMMUNITY INFRASTRUCTURE LEVY

1. Background

- 1.1 The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales may impose on new developments to fund local infrastructure through the planning system. To a large degree, it replaces previous payments negotiated individually as planning obligations (known as Section 106 Agreements). The money raised is to be put towards providing essential infrastructure that is needed as a result of new development (see further below). One of the key features of CIL is that a proportion of revenue received by the charging local authority will be passed directly to those town and parish councils where development has taken place – for most parish and town councils this proportion is 15%. (For those covered by a Neighbourhood Plan in England it is 25%.)

2. Report

- 2.1 CEC have recently passed on to your Council a sum of £6469.88 emanating from a CIL payment in respect of the housing development currently proceeding on Clover Drive. (It may be noted that the development proceeding on the site of The Elms PH was granted planning permission just prior to the CIL regime coming into force, and that development was therefore not liable to make any CIL payment.)
- 2.2 Such sums may be spent on local 'infrastructure', and this is quite tightly defined for principal authorities (CEC in the case of this parish). However parish councils have wider discretion than principal councils in this respect, and can spend such moneys on:
- the provision, improvement, replacement, operation or maintenance of infrastructure;
 - or anything else that is concerned with addressing the demands that development places on an area.
- 2.3 The Society of Local Council Clerks advises that "Infrastructure" includes physical, social and green infrastructure e.g. highways; cycleways; education facilities; sports and community halls; parks and play areas.
- 2.4 It advises that examples of the type of projects that a town, parish or community council could support, in principle, include:
- new or improved play areas;
 - provision of affordable housing
 - preparation of a neighbourhood plan
 - expenditure in respect of a village hall.

- 2.5 Other requirements of the regime are that such moneys should be spent within 5 years of receipt, and that an annual report should be prepared by the parish council detailing the amount of CIL funds received and spent during the preceding year.
- 2.6 In the case of your Council the list of examples quoted above, which is not exclusive, includes several of the areas to which your Council might consider allocating this windfall funding.

3. Recommendation

- 3.1 That members welcome receipt of these additional funds and consider in broad terms how they might be allocated.

Jack Steel
Clerk to Parish Council