

What is CIL?

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area.

CIL local Levy is set by the LA and ED is has agreed to follow national guidelines of 15% and 25%

Parishes without a NP.

For areas without a neighbourhood plan, the neighbourhood proportion of CIL is a lower figure of 15%. charged on local development, with a cap. (ED capped at £80 -125 per dwelling Retail £125)

Parishes with a NP

In England, where there is a neighbourhood development plan in place, the neighbourhood is entitled to 25% of CIL revenues from new development taking place in the plan area. The town/parish council can expect to receive 25% of CIL from new development within their boundary, with no cap, from the date that a chargeable development is commenced.

How is CIL paid?

This money is paid directly to parish and town councils.

How is Community Infrastructure defined?

Community Infrastructure is the framework of Physical facilities needed to support and sustain a community of people to live and work

On what can CIL be spent?

1. Parishes without an NP

Need to compile a CIL list.

EDDC's Regulation 123 List:

- Education
- Exmouth Regeneration Area Infrastructure Projects
- Exe Estuary Mitigation
- Pebblebed Heaths Mitigation
- Clyst Valley Regional Park
- Health centres
- Emergency service facilities
- Library facilities excluding Cranbrook
- Community and Youth facilities
- Capital build costs for indoor sports provision at Cranbrook
- Improvements to sports and leisure provision
- Open space/ recreation provision, excluding on-site* provision
- Strategic Transport Infrastructure

Examples of Other Infrastructures are:

- ✓ New or safer roads and other transport facilities.
- ✓ Flood defences
- ✓ Medical facilities
- ✓ Open spaces
- ✓ Broadband and mobile telephone infrastructures

CIL list must be compiled using EDDC information and documentation which can be found at the following link:

<http://eastdevon.gov.uk/planning/planning-services/planning-development-management/community-infrastructure-levy-cil/contact-information/>

2. Parishes with a NP:

The Neighbourhood portion of CIL can be used for a wider planning issues than infrastructure as long as they are concerned with addressing the demands that development places on an area.

This gives neighbourhoods real freedom and power to spend the money on a wide range of things. It is very important that neighbourhood planning groups are aware of the relevance of CIL to their plan and are explicit in terms of how the neighbourhood element of CIL should be allocated i.e. on infrastructure projects that reflect local priorities and are based on sound evidence.

Such projects may include the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area.

How can CIL be written into a NP?

There are now many good examples of CIL within neighbourhood plans, which usefully demonstrate what CIL money can be spent on:

Written into a specific policy

[Newton Abbot Neighbourhood Plan](#) includes a specific policy (NA1: 'Use of Community Infrastructure Levies') which makes it clear that any CIL raised will be used to support the delivery of priority projects including:

1. a 'community hub' project with premises for the Town Council and Museum and a home for local community organisations;
2. the provision of appropriate community facilities within all new housing developments around the town;
3. celebration of the town's heritage through the installation of appropriate public art features;
4. and 'greening' of the open space in specific location, to include the installation of outdoor play equipment.

These public priorities are reviewed each year.

Written as a policy which priorities projects

[West Hampstead and Fortune Green Neighbourhood Plan](#) has a policy (19) which details CIL priorities as follows:

These are broken down in to three categories: a, most urgent; b, should be provided; and c, also needed, in order to provide a clear expression of the communities wishes.

Items in category 'a' include amongst others:

1. pedestrian improvements in West Hamstead Growth Area;
2. improvements to the train stations in the Area;
3. the provision of new green/open space;
4. and the protection of existing trees and provision of new trees

Written as a section within a NP

[Duston Neighbourhood Plan](#) includes a 'funding and implementation mechanisms' section which identifies priority infrastructure projects, linked to the plan policies, designed to inform the spending of the neighbourhood element of CIL (as well as the negotiation of Section 106 agreements). These include:

1. housing for older people;
2. environmental improvements in identified local character areas;
3. conservation area improvements and
4. developing better walking and cycling links to schools.

Another example is [Slaugham](#)'s plan which explains the relevance of CIL in its 'Delivery Plan' chapter. Listing priorities gives clarity and reduces uncertainty as to what the neighbourhood element of CIL will be spent on.

Other pointers.

Where community priorities for infrastructure are the same as those of the local authority, for example if they are agreed a new school or road is needed, the community can agree that the local authority will keep all or part of the 15% or 25% neighbourhood funding element.

Step by step process to compile CIL list¹

Step 1: Review current plans for Infrastructure

Step 2 Review Community Views on Infrastructure

Step 3: Analysis

Step 4: Options for inclusion of Infrastructure proposals

Step 5 Consult on draft.

Recommendation: that Broadclyst Parish Council compiles a CIL list, which is reviewed annually or as needed.

This concludes my report to Council.

Janvrin Edbrooke, Broadclyst Neighbourhood Plan Officer.

27.10.2017

¹ <https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>