

What is a Community Infrastructure Levy (CIL)?

This is a new system of funding infrastructure through planning charges that the Council can ask developers to pay for most new building projects. It does not apply to conversions or to changes of use. The money raised can be used to fund a wide range of infrastructure needed to support new development within the District, not necessarily in the location where the money is raised.

What is infrastructure?

'Infrastructure' is broadly defined in the Town and Country Planning Act 2008 but the CIL regulations do not specify the types of infrastructure which the planning authority can fund.

3 broad categories of infrastructure: -

Physical infrastructure: e.g. highways, transport links, cycleways, energy supply, water, flood alleviation, waste management

Social infrastructure: e.g. education, health, social care, emergency services, art and culture, sports halls, community halls, faith, crematoria

Green infrastructure: e.g. parks, woodlands, play areas, public open space

How does CIL differ from and relate to Section 106 planning obligations (S106)?

CIL money does not need to be used for providing infrastructure on the site it is collected from.

The relationship therefore between a site's infrastructure requirements and level of contributions made is broken although any infrastructure which is directly required as a result of a development will continue to be sought through Section 106, as will affordable housing provision. S106 obligations will therefore remain alongside CIL but will be restricted to that infrastructure required to directly mitigate the impact of a proposal. The regulations restrict the use of planning obligations to ensure that individual developments are not charged for the same items of infrastructure through both planning obligations under S106 and CIL.