



AGENDA ITEM: 5(a)

CABINET: 17 September 2013

Report of: Assistant Director Planning

Relevant Managing Director: Managing Director (Transformation)

Relevant Portfolio Holder: Councillor M Forshaw

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**SUBJECT: COVERING REPORT TO UPDATE COMMUNITY INFRASTRUCTURE LEVY –
DRAFT CHARGING SCHEDULE**

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To provide additional information/clarity to the original report which has been considered by the Executive Overview and Scrutiny Committee and Planning Committee.

2.0 RECOMMENDATIONS

2.1 That subject to consideration of the agreed comments received from Executive Overview and Scrutiny (Appendix 4) and Planning Committee (Appendix 5), the draft schedule at Appendix 2 to this report be approved and made available for public representation for 6 weeks in September-November 2013 (the consultation period).

2.2 That delegated authority is granted to the Assistant Director Planning, in consultation with the Portfolio Holder for Planning & Development, to make any amendments to the draft schedule before submitting it to the Planning Inspectorate for Examination in Public, together with all the representations received during the consultation period and a statement detailing any such modifications.

2.3 That Call In is not appropriate for this item as the report has been submitted to the Executive Overview & Scrutiny Committee on 4 July 2013.

3.0 BACKGROUND

- 3.1 This report is a cover report to the Community Infrastructure Levy – Draft Charging Schedule Cabinet Report. The Cabinet report (Appendix A) and the Draft Charging Schedule (Appendix 2) were prepared back in June, so that they may be considered by Executive Overview and Scrutiny and Planning Committee and that any agreed comments could be passed to Cabinet for consideration. Therefore, given the time lapse, a couple of points within the main Cabinet report now require updating. These updates seek to provide clarity and additional information and therefore do not materially change the content of the Cabinet report that has been considered by both Executive Overview and Scrutiny and Planning Committee.

4.0 UPDATES

- 4.1 Subject to Cabinet approval, the consultation event is now scheduled to run from Thursday 26th September 2013 to Friday 8th November 2013.
- 4.2 In addition to paragraph 5.1 of the Cabinet Report, for clarity it should be noted that at least 15% of the CIL funds raised must be passed to the parish council where development has taken place. This figure rises to 25% where there is a neighbourhood plan in place. The money may then be spent by the parish council to deliver their own infrastructure priorities or can be put towards more strategic infrastructure that may be funded through other CIL receipts. Where there is no parish council in place, the Borough Council must engage with the community in order to decide how such funds would be spent.
- 4.3 At paragraph 5.5, the number of Local Authorities now charging CIL is 15.
- 4.4 Paragraph 5.6 refers to the Central Lancashire authorities (Preston, Chorley and South Ribble) and notes that they are awaiting the results of the CIL examination. The results have since been released and found that, subject to a number of modifications, the CIL charging schedule for the area was acceptable. This included a charge for residential dwellings of £65 per square metre.
- 4.5 The table at paragraph 6.8 sets out the proposed CIL rates within the Draft Charging Schedule. Under the development type ‘apartments’, the table should read in brackets ‘including retirement apartments’. This inclusion will provide clarity regarding retirement development and is reflective of the economic viability evidence. This will also be reflected in the Draft Charging Schedule Document at Appendix 2.
- 4.6 Appendix 2 contains the full Draft Charging Schedule document. The information at paragraph 3.6 of this document and the subsequent table refer to broad infrastructure projects that were identified through the Local Plan process and which demonstrate a funding gap for infrastructure in order to justify the introduction of a CIL charge. However, the table in its current format could be mistaken for a list of projects that the Council has committed to

spend CIL revenue on. Therefore, it is proposed that paragraph 3.6 and the subsequent table are deleted and replaced with the following paragraphs:

- 3.6 The IDS was refreshed over the summer of 2013 and includes many schemes that, at this time, don't have known costs that can be included in demonstrating the funding gap. However, a number of schemes are more advanced or have greater certainty and the cost or estimated cost for these has been considered in establishing the current funding gap for infrastructure. The IDS is available separately within the CIL evidence base documents.
- 3.7 It should be noted that the details within the IDS do not enjoy any formal status and it has been prepared and published purely for illustrative purposes in association with this consultation and subsequent Examination of the CIL Draft Charging Schedule. The purpose of this schedule is to demonstrate the funding gap that is required to deliver infrastructure to support development in the Local Plan; thus justifying the introduction of a CIL charge. The list does not limit the Council to spending CIL revenue on the contents of the IDS as this decision will be made by the Council and the local community once the tariff has been adopted and funds are generated.

Background documents

There are no background documents (as defined in Section 100D (5) of the Local Government Act 1972) to this report.

Equality Impact Assessment

An equality Impact Assessment is included as an appendix to the original report.

Appendices

- A. Report of the Assistant Director Planning
 - 1. Equality Impact Assessment
 - 2. Draft Charging schedule
 - 3. Plan
 - 4. Minute of Executive Overview and Scrutiny Committee
 - 5. Minute of Planning Committee