



East
Northamptonshire
Council

Planning Policy Committee – 16 September 2013

Community Infrastructure Levy Working Party: Community Infrastructure Levy Update

Purpose of report

To provide members of the Planning Policy Committee with an update on the work on the Community Infrastructure Levy

1.0 Information

- 1.1 A Community Infrastructure Levy (CIL) Working Party was approved at the Planning Policy Committee on 19th November 2012. Those nominated onto the Working Party were Councillors David Brackenbury, Tony Boto, David Jenney, Gill Mercer and Bob Nightingale.
- 1.2 Since the Council undertook its consultation on the Preliminary Draft Charging Schedule (9th November – 21 December 2012), changes have been made to CIL legislation and guidance at a national level.
- 1.3 These changes have required further work by officers towards the preparation of a Draft Charging Schedule, which would be consulted on and then go to Examination.
- 1.4 The Draft Charging Schedule will set out proposed charges that will be levied against certain new development within the District, if CIL is adopted by the Council
- 1.5 Since November 2012, the Working Party has met a number of times to discuss a range of items and the following provides a list of some of the key issues considered:
 - Changes in legislation and guidance and their implications;
 - The viability assessment report being prepared by BNP Paribas for the Council (as part of the work for the 4 North Northamptonshire Councils)
 - The likely level of CIL charging for the district in the light of the viability report
 - Whether the Council should adopt an Instalments Policy and if so over what time periods payments must be made;
 - Whether the Council should have a Discretionary Relief Policy e.g.. to give relief to charity landowners;
 - What should be on the Regulation123 list, which identifies the strategic infrastructure projects that are needed to implement the current adopted Local Plan, and for which payments from CIL funds may be made (note: projects not listed on the R123 list cannot be funded from CIL funds);
 - What should be charged for through Section 106 funds and what through CIL funds?
 - What a new S106 Planning Agreements Supplementary Planning Document (SPD) should contain (note: any existing SPDs on Section 106s e.g. ENC's Developer Contributions SPD, or topic-specific guidance on requirements, such as ENC's existing Open Space SPD will have to be revised as CIL comes forward).
- 1.6 A large amount of information, analysis and documentation is required to support the Draft Charging Schedule. Officers are therefore working to prepare this and

consultants BNP Paribas are also working to finalise a Viability Report, which provides evidence to underpin the Draft Charging Schedule.

1.7 It is anticipated that the Draft Charging Schedule and all associated documents will be brought to a joint Planning Policy Committee and Policy and Resources Committee on 9th October 2013 for consideration.

2.0 Equality and Diversity Implications

2.1 There are no equality and diversity implications arising from this report.

3.0 Legal Implications

3.1 There are no legal implications arising from this report.

4.0 Risk Management

4.1 There are no risks associated with this report.

5.0 Financial Implications

5.1 There are no financial implications associated with this report at this stage.

6.0 Corporate Outcomes

6.1 The relevant Corporate Outcomes are:

- Good quality of life: Sustainable development, Strong communities, High quality built environment
- Effective partnership working
- Strong community leadership
- Effective management

7.0 Recommendation

7.1 Members are requested to consider this report for information
(Reason – to provide Members with an update on the work of the CIL Working Party)

Legal	Power: Planning Act 2008 Community Infrastructure Levy Regulations (as amended 25 April 2013) Community Infrastructure Levy Guidance (as amended 26 April 2013)				
	Other considerations: None				
Background Papers:					
Person Originating Report:		Karen Britton – Planning Policy and Conservation Manager Ext: 2142 kbritton@east-northamptonshire.gov.uk			
Date: 20 August 2013					
CFO		MO		CX	

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