

Meeting:	General overview and scrutiny committee
Meeting date:	4 May 2016
Title of report:	Task and finish group report: Community infrastructure levy (CIL)
Report by:	Task and finish group

Classification

Open

Key decision

This is not an executive decision

Wards affected

Countywide

Purpose

To consider the findings of the task and finish group: community infrastructure levy (CIL), and to recommend the report to the executive for consideration

Recommendation(s)

THAT:

- (a) the committee considers the report and recommendations of the task and finish group: community infrastructure levy (at appendix 1 of this report) and determines whether to agree the findings for submission to the executive; and**
- (b) subject to the review being approved, the executive's response to the review be reported to the first available meeting of the committee after the executive has approved its response**

Alternative options

- 1 The committee can agree, not agree or can vary the recommendations. If the committee agree with the findings and the recommendations from the review, the attached report will be submitted to the executive for consideration. It will be for the executive to decide whether some, all or none of the recommendations are approved

Reasons for recommendations

- 2 At the request of the executive, the general overview and scrutiny committee commissioned this task and finish group. The report of the task and finish group, as attached as appendix 1, is submitted for consideration and approval by the committee.

Key considerations

- 3 Task and finish group work in relation to the CIL has been ongoing for some time and at its meeting on the 11 January 2016 the general overview and scrutiny committee reconvened a task and finish group for the following purposes; *'To assist in the formulation of the community infrastructure levy (CIL)'* to complete the final phase of this work.
- 4 Between January 2016 and April 2016, the task and finish group held meetings, hosted a Member briefing, interrogated the council's consultants on the methodology used, spoke to stakeholders and had close oversight of the consultation process.
- 5 CIL is required to progress through separate stages of consultation, before it can be submitted for examination. The next stage is to consult on the draft charging schedule once it has been considered by the executive and approved by Council.

Community impact

- 6 CIL is the mechanism by which communities can benefit from new development taking place in their area. CIL is intended to fund a range of infrastructure that is needed as a result of development and will run alongside scaled down planning obligations (Section 106 agreements).
- 7 On adoption CIL will go some way to bridge the funding gap to assist in delivery of these key council strategic objectives and policies which are designed to yield significant positive community impacts such as education, community facilities including sports provision and highways improvements
- 8 Delay in adopting CIL will leave the Local Planning Authority (LPA) unable to collect those contributions, as there are now strict limitations on the scope and terms of Section 106 agreements.

Equality duty

- 9 The recommendations do not have equality implications.

Financial implications

- 10 CIL provides a charge per square metre for additional floorspace and is charged against all eligible types of development.
- 11 Officers supported by special consultants have undertaken significant research to provide the necessary evidence for setting the charging schedule, with the express intention of finding the appropriate balance in securing funding necessary infrastructure, whilst not putting the overall development of the area at risk.
- 12 Budget provision has been made within base budgets for developing the core strategy and its associated development plan documents of which CIL will form part. There are no additional financial implications from moving forward with the preliminary draft charging schedule.

Legal implications

- 13 If the committee agree with the findings of the task and finish group, the report will need to be considered by the executive and, depending on their decision, the legal implications of implementing any of the recommendations will need to be assessed.

Risk management

- 14 If the committee agree with the findings of the task and finish group, the report will need to be considered by the executive and, depending on their decision, the legal implications of implementing any of the recommendations will need to be assessed.

Consultees

- 15 The consultees are detailed in the appended report.

Appendices

- Appendix 1 Task and finish group report: community infrastructure levy

Background papers

None identified