

# Community Infrastructure Levy in the South Downs National Park



## **Presentation about CIL**

What is CIL

How Parish Councils will receive CIL money

What CIL can be spent on

New Regulations about publishing information



# SDNPA Charging Schedule

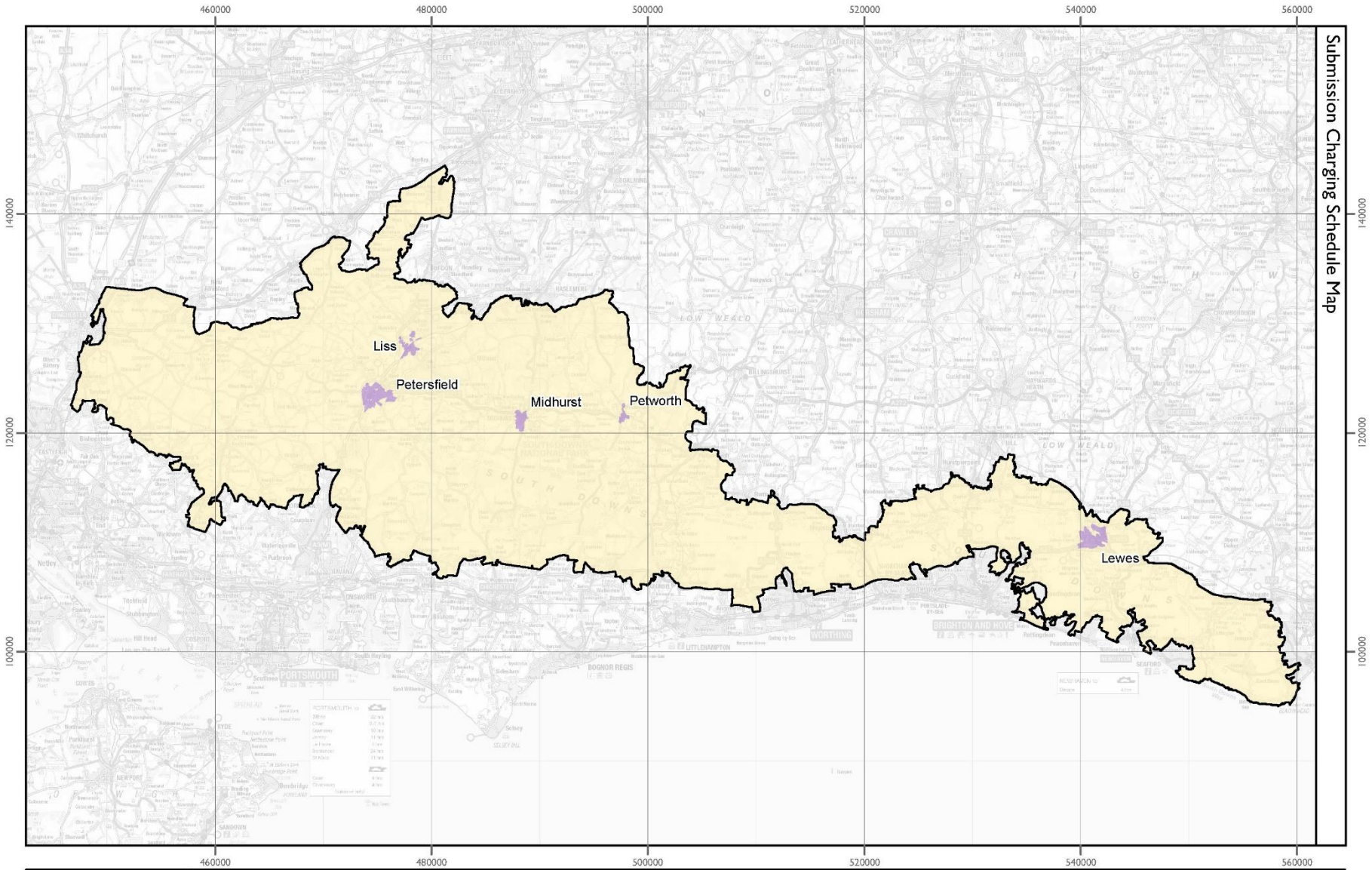
Type of Development	Levy Charge (£/m <sup>2</sup> )	2018 / 19 Levy Charge inc Indexation (£/m <sup>2</sup> )
Residential – Zone 1	150	157.84
Residential – Zone 2	200	210.45
Large Format Retail	120	126.27
All other types of development	0	0

‘Residential’ includes all development within Use Class C3 and also includes:

- Agricultural workers dwellings
- Holiday lets
- Other restricted occupancy
- Householder extensions > 100sqm and annexes

‘Large format retail’ is where the net retail selling space is over 280m<sup>2</sup>





Submission Charging Schedule Map



Residential Rates: Differential Zones

£150/m<sup>2</sup> – Zone 1
  £200/m<sup>2</sup> – Zone 2

SDNPA Charging Authority area

© Crown copyright and database rights 2016  
 Ordnance Survey 100050083  
 Scale at A4 1:451,055

# Reduced CIL Liability and / or Relief from CIL

## No liability / reduced liability:

- Involves a change of use, conversion or subdivision of, or creation of mezzanine floors within a building which has been in lawful use for at least six months in the 3 years prior to the development being permitted.

This 'existing floorspace' can be used to discount any CIL liability.

## Relief from CIL

- Charitable development
- Affordable Housing
- Self-build development



# Payment of CIL and allocation to Parish Councils



CIL funds are payable on 'commencement of development' and paid in accordance with SDNPA instalments policy (less than £50,000, payment is due within 60 days)

SDNPA will pass on 'neighbourhood portion' directly to Parish Councils

- **15%** (without a made Neighbourhood Plan, payment is capped to £100 per existing dwelling each year)
- **25%** (with a made Neighbourhood Plan – no cap)
- Non-parished areas – SDNPA will retain 15% and work with community on spending the monies in those areas
- Funds will be passed to the Parish Council every 6 months – at the end of April and October



## Example

Development of 5 x 3-bedroom house (within Zone 2), CIL liability due £84,000, permission granted in 2019, development commenced in 2021.

Year	Development	Payment to Parish - No made neighbourhood plan (15%) – capped at £100 per existing dwelling	Payment to Parish - Made neighbourhood plan (25%)
2019		£0	£0
2020		£0	£0
2021	Commenced 1 <sup>st</sup> Jan	April - £5,985	April - £9,975
	£42,000 due 1 <sup>st</sup> March	Oct - £5,985	Oct - £9,975
	£42,000 due 30 <sup>th</sup> April		



# Audit and Reporting CIL and S106 spending

- **By December 2020** - Parish Councils have to publish on their websites how much CIL money / other Developer Contributions (S106) they have received and what it has been spent on (including how much is yet to be spent)
- SDNPA will be issuing a reporting form for you to complete and return to us each year and we will publish the details as part of our Infrastructure Business Plan / Annual Infrastructure Funding Statement
- As set out the Regulations, if Parish Councils do not spend the CIL money within 5 years and / or spend the money not in accordance with the Regulations, the SDNPA can request the money is refunded





# What can CIL be used for?

**Green Infrastructure** (Environmental projects/strategic protection and enhancement works/off-site open space and play areas/off-site and strategic flood management)

**Social & Leisure** (All off-site social and leisure infrastructure)

**Services & Facilities** (All off-site services and facilities infrastructure)

**Transport** (Off-site sustainable transport provision/highway improvements/public transport waiting facilities/public rights of way/specific transport schemes not subject to S106 or S278 agreements)

**Education** (Off-site public-sector funded education provision)

**Health and Wellbeing** (All off-site health and wellbeing infrastructure)

**Utility Services** (Off-site utility services not subject to provision by statutory undertakers, except where value can be added to promote SDNP purposes and duty)



## What can Parish Councils spend the money on?

- Parish Councils can spend CIL on the **provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area.**

- This wider definition means that Parish Councils can spend it on things the SDNPA can't.

For example, the money could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area.

- Where Parish Council priorities are the same as those of the SDNPA, for example if they are agreed a new school or road is needed, the Parish Council can agree that the SDNPA can keep all or part of their 15% or 25% to ensure maximum funding is available.



# Any Questions?

For further information, please visit

- [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

(type 'Community Infrastructure Levy' into the search box)

- contact us on [CIL@southdowns.gov.uk](mailto:CIL@southdowns.gov.uk)

**Thank you**

