

# **North Somerset Development Management Town & Parish Workshop**

7 December 2017



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# Community Infrastructure Levy (CIL)

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# What is the CIL?

- A new way of getting developers to pay towards infrastructure costs.
- Fixed rates charged per sqm of new development.
- Applies to all sites, not just large developments.
- Exemptions for affordable housing, Starter Homes or self-build.
- Starts **18<sup>th</sup> Jan 2018** - applies to developments given consent on or after this date.
- Developer required to pay within 60 days of commencement.



# North Somerset Charging Schedule (residential)

Location(s)	Development type (use class)	CIL charge £/m <sup>2</sup>
<b>Zone A: WSM Town Centre</b>	Residential (C3/C4).	<b>0</b>
<b>Zone B: Outer Weston</b>	Residential (C3/C4) development on sites designated as Strategic Development Areas.	<b>20</b>
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	<b>40</b>
<b>Zone C: Rest of District</b>	Residential (C3/C4) development on sites designated as Strategic Development Areas.	<b>40</b>
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	<b>80</b>

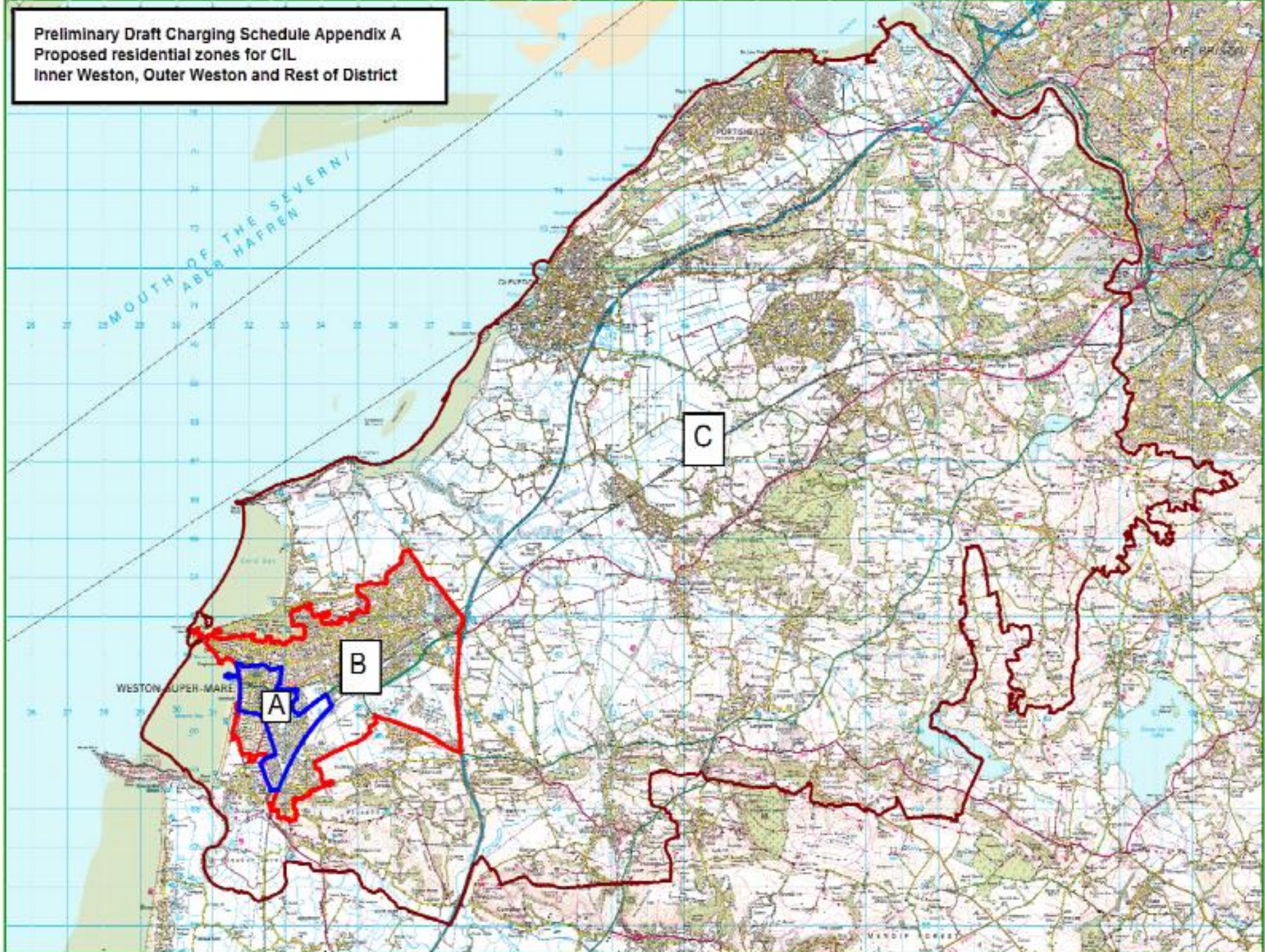


# North Somerset Charging Schedule (non-residential)

Location	Development type (use class)	CIL charge £/m <sup>2</sup>
<b>All (zones A, B, C)</b>	Extra-care (C2) housing.	<b>0</b>
	Purpose-built student accommodation / halls of residence.	<b>40</b>
	Large-scale retail (A1/A2/A3/A4/A5): more than 280m <sup>2</sup> net sales area	<b>120</b>
	Small-scale retail (A1/A2/A3/A4/A5): less than 280m <sup>2</sup> net sales area.	<b>60</b>
	Commercial (B1/B2/B8).	<b>0</b>
	All other qualifying development.	<b>0</b>



**Preliminary Draft Charging Schedule Appendix A  
Proposed residential zones for CIL  
Inner Weston, Outer Weston and Rest of District**



# Town & Parish share

Town & Parish Councils will automatically receive:

- 15% of CIL income from development in their area (subject to a cap); OR
- 25% if they have an adopted Neighbourhood Plan (uncapped).



# What can you spend it on?

*'To support the development of the local area by funding:*

*(a) the provision, improvement, replacement, operation or maintenance of infrastructure; or*

*(b) anything else that is concerned with addressing the demands that development places on an area.'*

- Can spend S106 and CIL on same infrastructure (NSC cannot).
- Could choose to put towards bigger (NSC) projects if you wish.





# Legal requirements

- Must be properly administered and controlled.
- Must publish annual report on income and expenditure on website (& send copy to NSC).
- Must be spent within five years of receipt.
- NSC can reclaim if not spent or misspent.



# How much might you get?

Example based on 10 homes, if average size 100sqm and 30% affordable housing:

	Weston TC	Outer Weston	Rest of N. Somerset
<b>Rates/sqm</b>	£0	£40	£60
<b>Gross total</b>	£0	£40,000	£60,000
<b>After AH reduction</b>	£0	£28,000	£42,000
<b>PC/TC 15%</b>	£0	£4,200	£6,300
<b>PC/TC 25%</b>	£0	£7,000	£10,500



# Transfer arrangements

Payment by BACS:

- CIL received by NSC from 1<sup>st</sup> Apr – 30<sup>th</sup> Sept will be transferred by **28<sup>th</sup> Oct** of that financial year.
- CIL received by NSC from 1<sup>st</sup> Oct – 31<sup>st</sup> Mar will be transferred by **28<sup>th</sup> Apr** of the following financial year.

Build-up of income will be gradual.



# What happens to S106?

- S106 continues but is focused on site-specific requirements, esp. things that the developer will build themselves.
- Legislation increasingly restricted, esp. pooling regulations.
- NSC has published a “Regulation 123” list of what will be funded through CIL and what is S106.
- T&PCs can still request S106 – but we may expect you to use your share of CIL instead.



# Important for residents

- Even small developments have to pay CIL – incl. house extensions of more than 100sqm GIA.
- Includes planning consents through permitted development rights.
- If you are building an extension or house to live in yourself, you can apply for a “self-build” exemption.
- However – **exemptions are not automatic - make sure you follow the process.** NO exemptions can be granted after commencement of development.



# Further information

- Guidance note for Town & Parish Councils will be circulated and will be made available on website.
- [www.n-somerset.gov.uk/cil](http://www.n-somerset.gov.uk/cil)
- [cil@n-somerset.gov.uk](mailto:cil@n-somerset.gov.uk)
- **Questions?**

