



AGENDA ITEM NO. 8

Henleaze, Stoke Bishop, Westbury-on-Trym Neighbourhood Partnership Monday 4th March 2013

Report of: Jim Cliffe – Planning Obligations Manager

Title: Community Infrastructure Levy (CIL) Report

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Decision for Neighbourhood Committee:

1. Agree that from 1st January 2013, Henleaze, Stoke Bishop, Westbury-on-Trym Neighbourhood Partnership accepts responsibility for decisions over Community Infrastructure Levy (CIL) spend.

Bristol has now implemented its CIL charges, and the majority of planning permissions for new development will be required to pay CIL. At the same time as implementing CIL, Section 106 has been scaled back to cover affordable housing and site-specific mitigation only. This means that we will no longer be seeking Section 106 contributions for open space.

It is important to note that Section 106 contributions secured from development that was granted planning permission before CIL was implemented would still be required to be paid. Consequently, the Council will continue to receive open space contributions for some while yet.

Site-specific transport contributions will continue to be sought, and once received they will be devolved to Neighbourhood Partnerships as is currently the case.

The Planning Minister recently released a statement regarding the “meaningful proportion” of CIL that is to be devolved to local communities (which in Bristol’s case are the Neighbourhood Partnerships). The statement confirmed that the level of the “meaningful proportion” would be as follows:

- 25% in areas that had a Neighbourhood Development Plan (NDP)
- 15% in all other areas

This means that all Partnerships will automatically get 15% of each CIL receipt received from development that takes place in their area. However, where a NDP is in place, the Partnership will receive 25% of each CIL receipt from development that takes place in the

NDP area, provided that it was granted permission after the NDP referendum was held.

CIL monies can only be devolved to Neighbourhood Partnerships, and only Neighbourhood Committees can take decisions on how the devolved CIL monies are spent. CIL monies cannot be devolved to groups bringing forward NPD's, as those groups do not have authority to make decisions on the spending of Council funds.

CIL monies are not ring fenced in the same way as Section 106 monies are. They are also not subject to time limits and can be spent on anything provided that it is infrastructure. The following table provides examples of schemes that CIL can and cannot be applied to.

Items CIL can be applied to	Items CIL cannot be applied to
Parks improvements Community Buildings Library improvements Transport schemes Public Rights of Way Street Lighting Maintaining infrastructure that was initially funded from CIL	Local labour and training schemes Maintaining existing infrastructure Employing staff Affordable housing

The balance of CIL, i.e. the strategic element that is not devolved, will be allocated to major strategic infrastructure schemes on an annual basis as part of the Capital Programme. This will be done through the annual budget setting process.

Information relating to CIL monies will be provided on a monthly basis in the same way that Section 106 information is currently provided.