

## Greater Norwich Development Partnership

### Community Infrastructure Levy Developer Forum

10 May 2011, UEA SportsPark

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## Agenda

- Introduction
- Viability appraisals
- Viability evidence
- Preliminary draft charging schedule – summary
- Next steps and timetable
- Question and answer panel

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## What is CIL?

- A levy on all built development of at least 100m<sup>2</sup> (into which people normally go)
- Affordable housing is exempt
- To fund infrastructure needed to support the development of the area
- Must be set at £ per m<sup>2</sup>
- Rates must be derived from viability evidence

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## Where are we nationally?

- CIL Regs 2010
- CIL Regs 2011
- Localism Act 2012 (consultation summer 2011)

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## What is required to introduce CIL?

- A Core Strategy
- Infrastructure evidence and a funding gap
- A charging schedule derived from viability evidence

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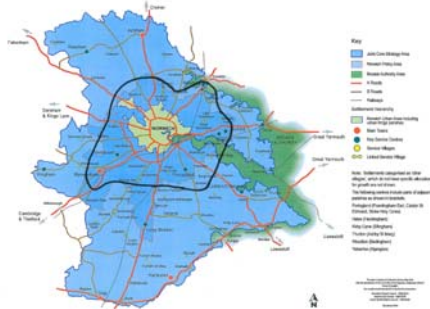
## CIL Charging Schedule

- Essentially a table of charges per m<sup>2</sup>
- Charges can vary by type of development and by zone (for residential)
- 3 schedules – co-ordinated not joint?

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## 2 charging zones?



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## CIL Rates

- Based on GVA advice
- Looking carefully at rates, particularly residential
- Feedback from Focus group
  - Sliding scale? (probably not allowed)
  - Impact of average dwelling size

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## Supporting the Charging Schedule

We will also clarify:

- Administration and delivery
- Neighbourhood funding
- Discretionary relief
- Instalment policy
- Infrastructure funded by CIL (the "Reg 123 list")
- Transitional arrangements

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## What will be CIL funded? (Reg 123)

- Starting principle to minimise S106 (or S278 or conditions) for infrastructure
- Off site infrastructure generally CIL funded – some specific exceptions
- Some on-site S106 funded – mainly infrastructure that is part of the normal design e.g. site access, playspace
- Land transfer, affordable housing still S106

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## Transitional arrangements

- Proposal: on adoption, CIL would apply to all compliant planning permissions that do not have a signed S106 agreement

WHY?

- Consultation summer 2011 gives 9 months notice of adoption
- Ltd pooling of S106 after CIL adoption – potential for key S106s to be unenforceable
- No general exceptions to CIL after adoption – potential for legal challenge?

BUT

- Added complication - S106 on outline pp, CIL on reserved matters – need to renegotiate S106s signed before adoption?

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## Next steps

- Publish additional Green Infrastructure evidence
- Ongoing engagement with Focus Group
- Summer 2011 - charging schedule consultation
- Autumn 2011 – submission
- Winter 2011/12 – examination
- Spring 2012 - adoption

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