

SYMONDSBURY PARISH COUNCIL

COMMUNITY INFRASTRUCTURE LEVY POLICY

The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services (such as education, transport, flood defences, green infrastructure and healthcare) which are needed to support new homes, and business in the area. CIL was implemented by West Dorset, Weymouth and Portland on 18th July 2016.

What types of development require a CIL payment?

The adopted charging schedules only apply a CIL rate on proposals that create a dwelling and/or a dwelling with restricted holiday use. Affordable dwellings and essential rural workers' dwellings are excluded from the CIL charge. All other developments types are therefore set a £0 per square metre CIL rate.

When no Neighbourhood Plan Exists

A proportion of CIL income will go directly to Parish Councils, where new development is built, to spend on their local infrastructure needs, particularly those arising from the demands that new development makes upon an area. Each year, Parish Councils will be entitled up to 15% of the CIL collected from liable developments within their Parish (capped at a maximum of £100 per existing dwelling in the Parish).

When a 'Made' Neighbourhood Plan Exists (February 2020)

When a Parish Council's Neighbourhood Plan is brought into force the Parish can expect to receive 25% (uncapped) of CIL from new development within their boundary, from the date that a chargeable development is commenced. Where new development happens in a parish, within a wider neighbourhood area, the relevant parish will receive 25% (uncapped) of the CIL contribution as the CIL is paid to the parish in which the developments takes place. The fact that the parish is part of a wider Neighbourhood Plan area will not make any difference. In the case where a development straddles two or more parishes the CIL monies would be allocated to each parish based on the number of dwellings built in their area from the overall development site.

(Source WDDC 31/01/2018)

SPENDING CIL

Parish Councils should spend their local CIL monies within 5 years of receipt. Where money is not used to support development of the area within 5 years of receipt, or it is used for other purposes, the regulations give charging authorities the power to recover those funds. This is to ensure that money is spent, and spent effectively, to benefit the local community.

See the following for further details:

<https://www.dorsetforyou.gov.uk/community-infrastructure-levy/west/weymouth>

<https://www.gov.uk/guidance/community-infrastructure-levy>

WHAT CAN CIL MONIES BE SPENT ON BY SYMONDSBURY PARISH COUNCIL?

CIL monies can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that the development places on the parish. (see regulation 59C for details). This gives the Symondsburry Community freedom and power to spend the money on a wide range of projects, based upon the support of the community through past and future consultations.

Guidelines propose that 'money from the developer contributions should be spent in a way that developers feel worthwhile...'

Where community priorities for infrastructure are the same as those of the local authority, for example if they agreed a new school or road is needed, the community can agree that the local authority will keep all or part of the Parish funding entitlement to ensure maximum funding is enabled.

Where community priorities for infrastructure are the same as those of Bridport Area Neighbourhood Plan (BANP) of which Symondsburry Parish Council is a partner, Parish Councillors may agree that the additional 10% of CIL, receivable by Symondsburry Parish Council, by reason of being part of a 'MADE' plan area, may be transferred to the BANP 'pot'.

Other community groups can apply to the Parish Council for consideration of funding of an infrastructure project (in a similar way to a S137 grant application) at any time. Such an application will be considered by Parish Councillors but it must be for an 'infrastructure' project and be for the benefit of the Symondsburry Civil Parish Community.

What is infrastructure?

'Infrastructure' is broadly defined in the Town and Country Planning Act 2008:

<http://www.legislation.gov.uk/ukpga/2008/29/section/216>

There are typically 3 broad categories of infrastructure:

PHYSICAL INFRASTRUCTURE - eg highways, new or safer road schemes, transport links, cycleways, energy supply, water, flood alleviation, waste management.

SOCIAL INFRASTRUCTURE - eg education, health and social care facilities, emergency services, art and culture, sports halls, community halls.

GREEN INFRASTRUCTURE - eg parks, woodlands, play areas, public open green spaces.

RECEIPT OF MONIES

Monies will regularly transferred to Symondsburry Parish Council by Dorset Council. Upon receipt, these monies will be ‘ringfenced’ by the Parish Council and will only be spent on projects already identified in the council’s ‘infrastructure projects list’. (see Appendix 1), subject to full Council approval and in accordance with Symondsburry Parish Council’s Financial Regulations, ie following the process set out for quotations etc.

MONITORING AND REVIEW

Just like the charging authority, Symondsburry Parish Council will have to produce a publicly available Annual Report on the use of their share of the CIL receipts. This will include:

- The total receipts for the reported year
- The projects CIL has been applied to
- The amount of expenditure on each item

The report should be publicly available and published on the Symondsburry Parish Council website.

This CIL policy, including Appendix 1, should be reviewed annually by Symondsburry Parish Council and at such time that changes occur that impact upon this policy.

Signed.....

Chair Symondsburry Parish Council

Date.....

Appendix 1

Identified infrastructure projects for financing through CIL monies

Project priority would be determined by circumstances and the amount of CIL funding made available at any time. A number of projects may involve working with other agencies:

Highways, Environment etc

- GREEN INFRASTRUCTURE:
 - Install and replace 'Rights of Way' signage, preferably with bespoke logo
 - Redress degraded 'Rights of Way
 - Create green amenity areas on redundant sites

- PHYSICAL INFRASTRUCTURE:
 - Flood mitigation, upgrading of existing infrastructure
 - Safer roads infrastructure including existing problem areas which have been created (eg Miles Cross)
 - Provision of dropped kerbs to meet local needs and other connectivity issues such as pedestrian crossings
 - Bespoke signage at entrance to and within the various settlement areas
 - Install defibrillators at prime locations
 - Install and replace bespoke village noticeboards
 - Install water supplies at our allotment locations

- SOCIAL INFRASTRUCTURE:
 - 'Pop up' clinic at community hubs
 - Local 'character' installations and signage to reflect the culture, heritage and identity of the parish.

Possibilities deriving from larger developments

- Sports pavilion
- More general projects to improve the connectivity and coalescence of new and existing neighbourhoods

SPC February 2021

