

Community Infrastructure Levy Funding for Nature

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What is the Community Infrastructure Levy?

- A new tool to collect contributions from developers towards infrastructure
- A standard per sqm charge applied to new built development
- Funds raised through the levy will be spent on infrastructure to support growth
- Will largely replace Section 106 contributions towards infrastructure in most LAs



What is the Community Infrastructure Levy? (cont.)

- Non-negotiable
- Paid on commencement – usually in instalments
- Unlike s106 does not need to be paid back to developer
- Funds will typically be pooled from many developments to deliver infrastructure.

Objectives of CIL

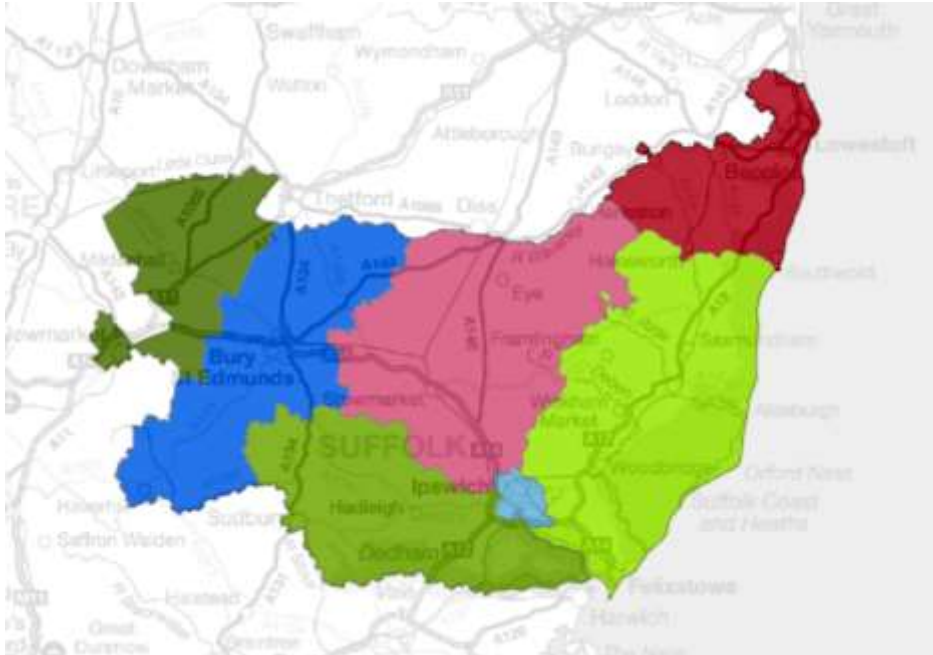
- Provide a more simple, transparent and predictable approach to developer contributions
- To speed up planning decisions
 - no long S106 negotiations
- **To enable growth through provision of infrastructure**
- **To incentivise communities to welcome development**



What Development is Liable?

- All new development that involves the creation of new buildings could be liable.
- However, most authorities that have implemented CIL only charge it on residential development and sometimes supermarkets and other retail developments.
- Non residential development of less than 100sqm is exempt.
- Subdivision is exempt
- Most conversions are exempt
- Development by charities for charitable purposes is exempt
- Affordable homes, self build homes, residential extensions and annexes all qualify for relief from CIL.

CIL in Suffolk



Waveney – Adopted – £0 to £150 per sqm

Suffolk Coastal – Submission- £0 to £150 per sqm

Mid Suffolk – Final Draft Consultation - £0 to £115 per sqm

Ipswich – First Consultation - £0 to £120 per sqm

St. Eds – Initial viability report complete

Babergh – Final Draft Consultation - £0 to £115 per sqm

Forest Heath – Initial viability report complete

How much will it raise?

- Waveney – at least £280,000 per annum
- Suffolk Coastal – between £1.33 million and £1.66 million per annum
- Mid Suffolk – approximately £1 million per annum
- Babergh – approximately £1 million per annum
- Ipswich – approximately £0.33 million per annum

Spending of CIL

- District Councils control CIL monies and have the responsibility to decide where CIL will be spent.
- CIL can only be spent on infrastructure to support planned development. However, the link between a particular development and spend is broken.
- Infrastructure = schools, open spaces, transport schemes etc.
- CIL funds received will need to be pooled in order to deliver infrastructure.
- CIL does not have to be spent where it is collected
- 15 to 25% goes to Parish/Town Councils
- Up to 5% can be retained to cover admin



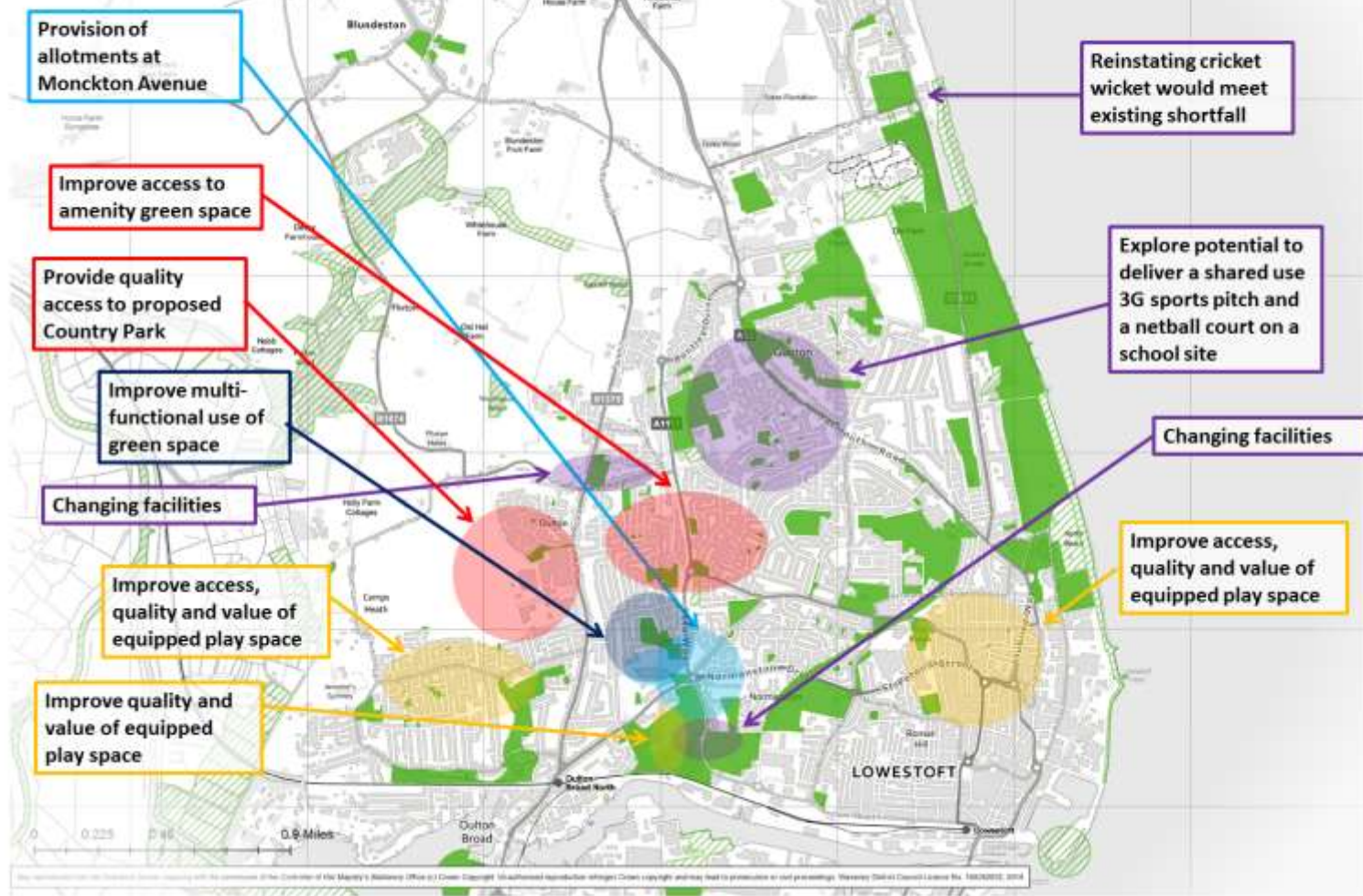
Funding for Nature?

- CIL can be used to enhance biodiversity through provision of green infrastructure.
 - Provision of country parks and playing fields
 - Improvements and creation of greenways
 - Provision of allotments
 - Provision of new amenity space
 - Provision of suitable alternative natural green space or compensatory habitat
- Possible indirect benefits through provision of other infrastructure.

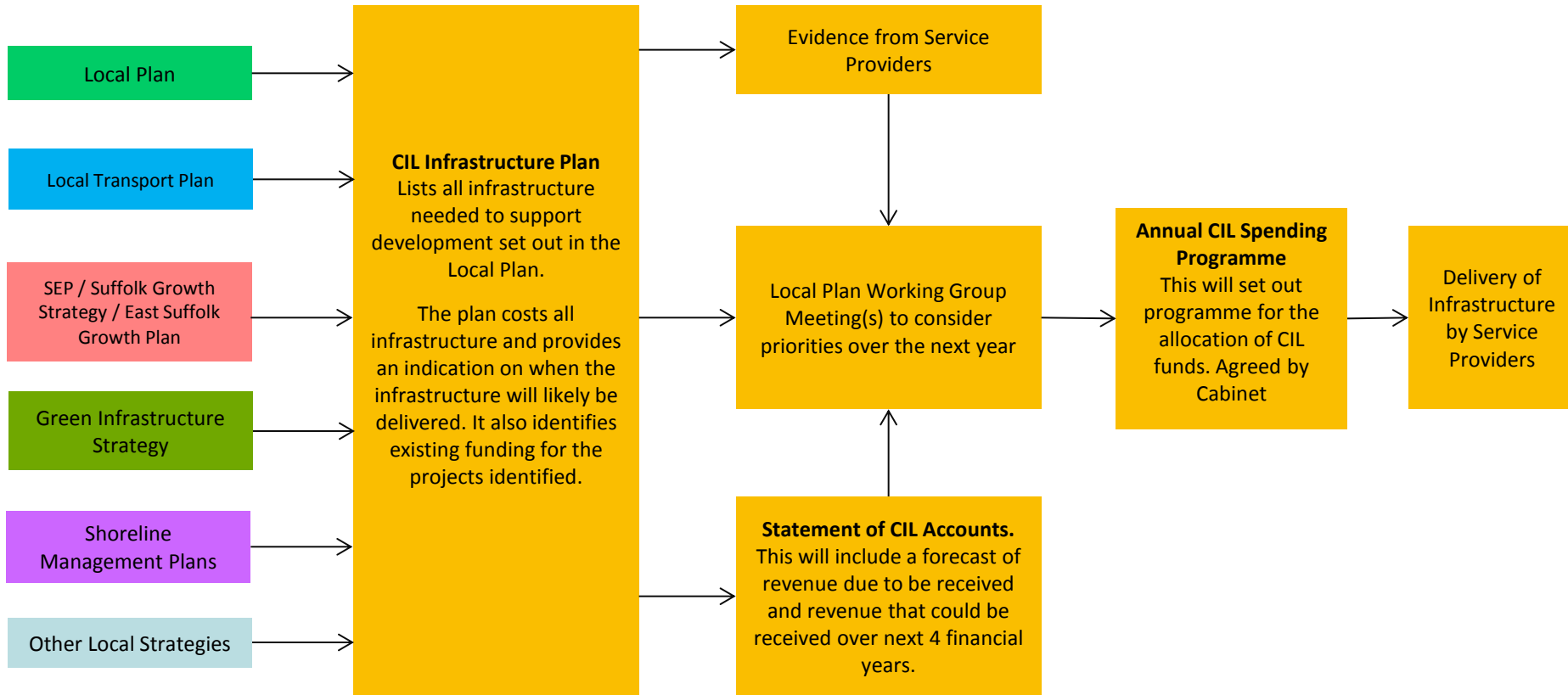
Waveney Green Infrastructure Strategy

- Holistic assessment of all types of green infrastructure provision in the District
 - Outdoor Sports
 - Children's play
 - Amenity space
 - Parks and Gardens
 - Natural Green Space
 - Allotments
 - Cemeteries
 - Greenways and Green Routes
- Identifies existing provision and gaps in provision
- Identifies recommendations for improvements taking into consideration planned development

North Lowestoft: Green Infrastructure Strategy



How to spend?



Key Messages

- CIL will not raise enough funds alone to cover infrastructure costs.
- Competition for funding
- Must relate to development
- Planners will need support from biodiversity professionals to identify where CIL could benefit biodiversity as well as support development.

Discussion / Questions