



Community Infrastructure Levy - Consultation on Draft Charging Schedule

What is Community Infrastructure Levy?

Community Infrastructure Levy (CIL) is a new locally set charge which can be applied to most new development to help fund infrastructure. Once adopted, CIL will replace the Council's existing approach to collecting developer contributions through Section 106 planning obligations.

Why Introduce CIL?

Being a non-negotiable fixed charge, CIL will give developers certainty on what they will have to pay towards providing infrastructure to support development. Further, CIL is not ring fenced and can be spent on any identified neighbourhood and strategic infrastructure need. This will give the Council and its communities greater flexibility to help deliver infrastructure to support growth.

Key Facts about CIL

- The levy must be charged in £ per square metre of net additional floorspace.;
- The levy will not be charged on changes of use that do not involve an increase in floorspace.;
- CIL is liable for all net additional development amounting to 100 square metres or more unless involving the creation of new dwellings (n.b this does not include creation of a dwelling through sub-division, which is treated as a change of use);
- Development for charitable purposes and affordable housing are exempt;
- CIL is payable on the commencement of development

What will the money collected through CIL be spent on?

CIL can be spent on any infrastructure required to support growth. In Poole, this will be mainly the provision of new transport networks, open spaces, flood defences, neighbourhood projects and environmental protection measures. Providing infrastructure is an expensive process with the funding gap currently identified for Poole being approximately £200 million, some of will be met by CIL finance in the future. The council will publish a list of the infrastructure it intends to fund through CIL on its website once CIL is adopted.

What happens to the existing system of Section 106 contributions?

The Council's current system to collecting standard tariffs from development for transport, open space and Heathland mitigation through Section 106 provisions will be replaced and collected through CIL in the future. Please note that s106 as a tool is not being replaced by CIL, merely its use scaled back to secure matters that are directly related to a development. CIL will therefore operate in tandem with a scaled back system of Section 106 arrangements.

The process of introducing CIL

The CIL rates must be set out in what is known as a 'Charging Schedule'. To have a charging schedule adopted it must be subject to 2 round of public consultation and then be heard by an independent person at an Examination in Public (EIP). This consultation relates to the first stage of consultation – the Preliminary Draft Charging Schedule. Following review of the consultation responses, the Council will consult on the Draft Charging Schedule before then submitting for EIP.

What CIL rates are proposed for Poole?

CIL rates must be set locally by striking a balance between how much CIL can be raised to meet Poole's funding gap and the impact of CIL on the viability of development. A viability study has been carried out to test proposed CIL rates to establish what development can absorb.

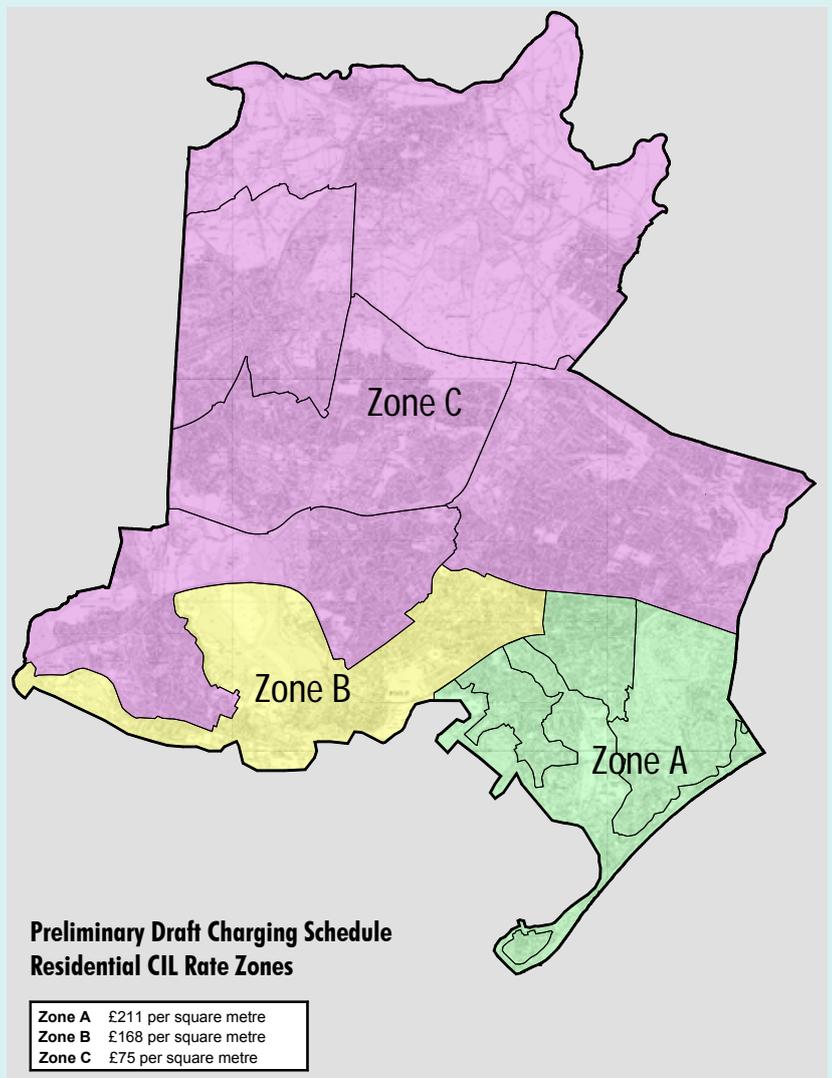
Most commercial development cannot absorb any CIL at present and therefore it is proposed to set a £0 per sq.m for all commercial bar large scale retail (which is £211 per sq.m). Due to the variances in land values across the Borough, three Residential CIL zones (shown on the map below) are proposed each with a separate rate. The proposed CIL rates for Poole are:

Development type	Preliminary Draft CIL Rate
Commercial Development (excluding large retail)	£0
Large Retail Development	£211 per square metre
Residential Zone A	£211 per square metre
Residential Zone B	£168 per square metre
Residential Zone C	£75 per square metre
Leisure and community uses	£0 per square metre

How to comment on the Preliminary Draft Charging Schedule

The representations period for the CIL Preliminary Draft Charging Schedule runs from Wednesday 27th June to Friday 9th September 2011. Representations can be submitted using any of the following methods:

- Electronically through the Council's consultation portal – <http://poole-consult.limehouse.co.uk/portal>
- By Email to planning@poole.gov.uk with CIL in the subject box;
- By post to Planning and Regeneration Services including Building Consultancy, Borough of Poole, Civic Centre, Poole, BH15 2RU.



Paper copy of the consultation documents are at Poole's libraries and at Planning and Regeneration Services in the Civic Centre, Poole. To find out more details, contact Nick Perrins, Senior Planning Officer on 01202 6333323 or email n.perrins@poole.gov.uk