

Community Infrastructure Levy

Consultation on Preliminary Draft Charging Schedule



What is the Community Infrastructure Levy (CIL)?

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can choose to charge on new developments in their area.

The money will be used to support development by funding infrastructure that the council, local community and neighbourhoods want - for example: new or safer road schemes, park improvements or new community facilities.

The system is very simple. It applies to most new buildings and charges are based on the size and type of the new development.

New Forest District Council wants to move forward to use this system locally. To do this, the council has undertaken a lot of the work needed to set the local rate. This leaflet tells you more about the CIL and how the council intends to apply it.

What are the benefits?

The Community Infrastructure Levy will:

- deliver additional funding for local authorities to carry out a wide range of infrastructure projects that support growth and benefit the local community
- provide developers with much more certainty 'up front' about how much money they will be expected to contribute, which in turn encourages greater confidence and higher levels of inward investment
- ensure greater transparency for local people, because they will be able to understand how new development is contributing to their community
- enable local authorities to allocate a share of the levy raised in a neighbourhood to deliver infrastructure the neighbourhood wants

How to comment

Online at:

www.newforest.gov.uk

Write to:

Policy and Plans Team,
New Forest District Council,
Appletree Court, Lyndhurst
SO43 7PA

Email:

cilconsultation@nfdc.gov.uk

If you have any queries please phone the policy team on 023 8028 5345

Please ensure your comments reach us by 27 February 2012

Where to view the Draft Charging Schedule

If you would like to see copies of the consultation documents you can do so:

- on the council's website at: www.newforest.gov.uk
- at any of the council's local information offices. Details are available on the council's website www.newforest.gov.uk



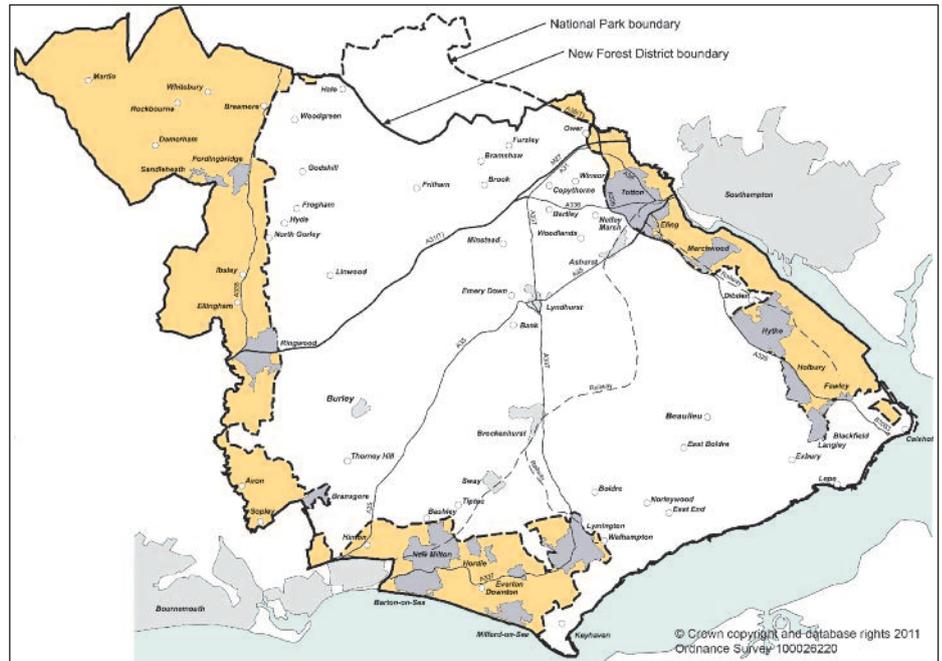
Scan to view
from your
smartphone

What is the proposed CIL level?

Most development that involves an increase in floor space will come under the scope of CIL.

- The levy will not be charged if there is no extension of floor space as a result of the development.
- The charge must be levied in pounds sterling (£) per square metre. It will be collected, in most cases, as a cash contribution.
- It is possible to set £0 rates against uses.
- Charities and affordable housing are exempt from paying the levy.

Having identified the district's infrastructure needs and considered the implications on development viability of potential levy rates, the council is proposing to charge the following level of CIL per square metre of new development (see opposite).



Housing (C3):	£80 sqm	Industry and Offices (B uses):	£0 sqm
Retail over 1,000sqm (A1, 2, 3 and 5 uses)	£200 sqm	Retail under 1,000sqm (A1, 2, 3 and 5 uses)	£0 sqm
Care Homes (C2):	£0 sqm	Hotels (C1):	£0 sqm
Any other uses:	£0 sqm		

How will the levy affect planning obligations?

CIL will be used as the mechanism for pooling contributions from a variety of new developments to fund the provision of new infrastructure to support those developments in the wider area.

Planning obligations (S106 private agreements between the local planning authority and the

developer) will continue to play an important role in dealing with site specific issues and in helping to make individual developments acceptable to local planning authorities and communities.

It will not be possible to 'double charge' for the same infrastructure works through both S106 and CIL.

What will CIL money be spent on?

The CIL will be spent on infrastructure needed to support the development within the New Forest district. The council has identified a number of projects as part of its work to set the CIL rates, including transport projects and green infrastructure.

The regulations recognise that priorities change and allow for new projects to be identified that weren't originally foreseen. The council will publish a list of the infrastructure it intends to fund through CIL on its website.

The government will expect neighbourhoods where CIL money is raised to receive a meaningful pro-portion of this revenue for infrastructure projects in their area.

When will the local CIL come into force?

Once this consultation has finished, and the responses received have been considered by the council, another draft charging schedule will be published (planned for May 2012).

The charging schedule will then be checked by an independent examiner (planned for autumn 2012).

