

Simple Guide to the Community Infrastructure Levy

Public consultation on the preliminary draft charging schedule is open from 17 March to 23 April 2014.

What is the Community Infrastructure Levy (CIL)?

The CIL is a new charge that local authorities in England can place on new development in their area. The money generated through the levy will contribute to the funding of infrastructure to support growth. Chichester's CIL will apply to the parts of the district that are not in the South Downs National Park. (The South Downs National Park Authority is preparing its own CIL).

Why has Chichester decided to implement the levy?

The Government, through legislation, has restricted the ability of local authorities to pool funding for off-site infrastructure and expects them to introduce the CIL. The government believe that this tariff-based approach offers the best way to contribute to funding infrastructure in a fair and transparent manner. The CIL will provide 'up front' certainty about how much money developers will be expected to contribute.

How will the money be spent?

CIL is designed to contribute towards bridging the 'funding gap' between the total cost of new infrastructure required to support development and the amount of funding available from other sources. Chichester's Infrastructure Delivery Plan (IDP) identifies a range of physical, community and green infrastructure projects that will be required to support the level of development as set out in the draft Chichester Local Plan: Key Policies 2014-2029. Informed by the IDP, a list (known as the Regulation 123 list) identifies which infrastructure projects will be eligible to be funded from the CIL. A proportion of the monies will be handed to the Parish and Town Councils (15% for those without an adopted Neighbourhood Plan, and 25% for those with an adopted Neighbourhood Plan) to be spent on infrastructure of their choice.

What are the proposed CIL rates for Chichester?

The preliminary draft charging schedule proposes the following CIL charging rates in Chichester:

Use of Development	Proposed levy (£/m ²)
Residential(1) – South of the District	£120 sqm
Residential(2) – North of the District	£200 sqm
Industrial (B1b, B1c, B2, B8)	£0sqm
Retail (wholly or mainly convenience)	£125 sqm
Retail (wholly or mainly comparison)	£20 sqm
Purpose Built Student Housing	£60 sqm
Standard Charge (applies to all development not separately defined)	£0 sqm

1. with the exception of residential institutions (C2)

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How have these rates been calculated?

The proposed rates have been informed by the draft Chichester Local Plan: Key Policies 2014-2029, infrastructure planning evidence base (Infrastructure Delivery Plan), and Chichester District Viability Assessment (prepared by Peter Brett Associates). Having taken into account all available evidence the Council considers that the proposed rates strike an appropriate balance between contributing to funding infrastructure and ensuring development across the district (excluding those parts that are in the South Downs National Park) remains viable.

How can I comment on the preliminary draft charging schedule including draft payment by instalments policy and draft regulation 123 list?

Comments are invited on the preliminary draft charging schedule including draft payment by instalments policy and draft regulation 123 list during the consultation period starting 17 March and ending 23 April 2014.

The charging schedule and supporting documents can be viewed:

- Online consultation portal http://chichester-consult.limehouse.co.uk/portal/local_plan/cil_pdc
- Email: planningpolicy@chichester.gov.uk
- Post: CIL Preliminary Draft Charging Schedule Planning Policy
Chichester District Council, East Pallant House
East Pallant, Chichester PO19 1TY

How will the levy affect planning obligations?

Developer contributions are currently collected through Section 106 planning obligations. Planning regulations state that there should be no 'double charging' for infrastructure through CIL and Section 106. After April 2015 Section 106 agreements will be scaled back to those matters that are directly related to a specific site, and are not set out in a Reg 123 list. Pooling of contributions will be restricted to no more than 5 applications.

What is the timetable for implementing the CIL in Chichester District?

Representations received on the preliminary draft charging schedule will be taken into account in preparing the draft schedule. Following an additional period of consultation on this second draft, the charging schedule will then be examined in public by an independent inspector.

