

Peninsula Community Forum CIL

24 September 2018



What is the CIL?

- The CIL is a charge (**Tax**) on certain types of development. The charge is based on each sqm of **new** floorspace.



What areas are covered by Chichester's CIL?



Chichester implemented its CIL on 1 February 2016. It applies to the area covered by the Chichester Local Plan.

It does not cover the South Downs National Park. (The SDNPA has its own CIL)

What are the Charges?



Use of Development	Cost per sqm	Amount including index for 2018 per sqm
Residential South of National Park	£120	£141.25
Residential North of National Park	£200	£235.42
Retail – wholly of mainly convenience	£125	£147.14
Retail – wholly or mainly comparison	£20	£23.54
Purpose built student housing	£30	£35.31

How is the CIL used?



CIL contributes to the funding of infrastructure to support growth



Who is responsible for collecting and spending the CIL?



CDC is CIL Charging and Collecting Authority.

CDC has joint governance arrangements with WSCC over priorities for CIL spend, but the final decision rests with CDC.

Parish Councils are responsible for spending their share of the CIL – 25% of all of the CIL collected within their area where a Neighbourhood Plan (NP) has been made, or 15% where a NP has not been made.

CIL Exemptions & Offsets

The following CIL exemptions are not automatic & have to be applied for:

- Social housing relief
- Charitable relief
- Self-build relief
- Self-build residential annex relief
- Self-build extension relief
- Exemptions cannot be applied for after commencement
- Under certain conditions, existing floorspace can be used to offset the CIL



Has the CIL replaced S106?



- Both CIL and S106 work alongside each other.
- S106 has been scaled back, and cannot be spent on infrastructure that has been identified on the CIL Regulation 123 List.
- The Chichester Planning Obligations and Affordable Housing SPD explains how S106 and CIL operate together.

Difference between S106 and CIL



- CIL is a non-negotiable levy (tax) on new development. Unlike S106, it is not a planning obligation attached to a planning application.
- Unlike S106, CIL does not have to be spent in close proximity to where it is collected, and there are no pooling restrictions.
- CIL doesn't have an expiry date. Although the Parish share should be spent within five years.
- CIL does not have to be handed back to the developer if unspent.

Procedures for collecting CIL



These are set out in detail on the Council's website.

1. CIL Additional Information Form 0 (applicant/agent)
2. Liability to Pay Form 1 (applicant/agent)
3. Liability Notice (District Council)
4. Commencement Notice (applicant/agent)
5. Demand Notice (District Council)

When do the Parish Councils get their CIL share?



- To accord with the CIL regulations the Parish Councils receive their CIL share at the end of each April and October.
- The District Council and Parishes have to publish annual CIL monitoring reports by each December on their respective websites.
- CDC has sent a form to the Parish Clerks, so that the monitoring information is reported consistently in accordance with the regulations.

How does CDC work with the Parishes regarding CIL?



- Each April, CDC holds Parish workshops to inform the Parishes about CIL updates, and to update and share CIL spending priorities.
- The CIL spending priorities are updated each year within the IBP. The Parishes are asked to provide updates of their CIL spending plans each May.
- The updated IBP is circulated for consultation each October/November, necessary amendments are made, and put through CDC's committee process and agreed by Council each March. The IBP is then published and sent to the Parish Clerks.

Where can I find more information about the CIL or S106?



- CDC has produced a leaflet about the CIL specifically for Parishes. It has been circulated to Parish Clerks and is published on the CDC's website.

<http://www.chichester.gov.uk/CHttpHandler.ashx?id=25746&p=0>

- CDC is always willing to meet with Parishes on a 1:1 basis on request to talk through CIL or S106 matters.

Questions & Answers

