

Briefing Note

Community Infrastructure Levy - Allocation and Spend

1.0 Background

Cornwall Council is seeking views on the Community Infrastructure Levy (CIL).

From 1 January 2019, a new charge known as the Community Infrastructure Levy (CIL) will be applied to new planning permissions. The money raised, estimated to be approximately £1m per year, will help deliver infrastructure to support new development. This is a modest but important addition to the funds potentially available. It will, of course, have to be managed and accounted for appropriately. CIL is a limited fund and it will not be able to fund every project.

CIL will not replace other planning obligations that developers have to pay, such as Section 106 (S106) agreements, as these are for infrastructure related to a specific development.

However, CIL and S106 money cannot be spent on the same thing, so the Council must set out what it may spend CIL on, and therefore what it will not collect S106 for.

A 'local share' of the CIL money will be given to the local Town or Parish Council where the development happens. This is 15% of CIL raised in their area, or 25% where there is a 'Neighbourhood Development Plan'.

Importantly, the allocation of the remaining 70-80% 'strategic share' is at the discretion of Cornwall Council, which is the focus of this survey. We are seeking your views on how to allocate this 'strategic share' and the type of infrastructure to spend it on.

2.0 The Questionnaire

Please do not complete this questionnaire until after the public meeting. I will send you a link to the consultation website.

2.1 Allocating the CIL locally or strategically

The CIL charge is set using national standards based on the costs and values of development in different areas. It is not based on the local need for infrastructure. The CIL Regulations allow the money to be allocated anywhere in Cornwall. Some areas will have a zero CIL charge.

A 'local share' of 15-25% of the CIL will be given to the Town or Parish Council where the development happens. However, the areas with a zero CIL charge will not receive a 'local share'.

Should areas where there is no levy be automatically allocated a share of the 70-80% funds held by Cornwall Council?

Yes

- No

2.2 Spending the CIL on local or strategic projects

The CIL Regulations set out what the CIL can be spent on, this includes:

- road and transport facilities
- flood defences
- schools and other education facilities
- health facilities
- sporting and recreational facilities
- open space

Cornwall Council must publish a list of infrastructure that could receive a contribution from CIL. The CIL money can be spent on projects identified at the local level or saved up over several years to be spent on more major projects.

We have considerable flexibility about how we allocate the 70-80% of CIL in the 'strategic share'. Spreading the CIL money would support more small projects but enable few larger projects; equally, major projects could easily use up all available CIL leaving very little for smaller projects. There may also be a balance between these extremes.

How do you think the levy should be spent? Please tick one.

- On local projects agreed between Cornwall Council and the Town/Parish Council, such as open space or community facilities?
- Saved up over several years and spent on larger, more strategic projects, such as road improvement?
- A mix of local and strategic, but in favour of local, e.g., 75% to local projects and 25% for strategic projects?
- A mix of local and strategic, but in favour of strategic, e.g., 75% for strategic projects and 25% to local projects?
- Other - please provide details in the text box provided:

2.3 Who should decide how the CIL is spent?

Cornwall Council also has the discretion to decide who should spend the CIL

Who do you think should decide which projects the 70-80% should be spent on? Please tick one.

- Cornwall Council
- Town and Parish Councils
- The local Community Network Panels (19 existing area partnership groups across Cornwall)
- A combination of these - please provide details in the text box below
- Something else - please provide details in the text box below.

2.4 Using the CIL

How should the 70-80% be allocated? Please tick one.

- A bidding process into a local infrastructure fund for specific projects

- Evenly between areas in Cornwall
- Proportionally to the scale of development in an area
- Cornwall Council to identify priority projects

2.5 Infrastructure

The CIL Regulations set out what infrastructure the levy can be spent on. These regulations are clear that the CIL must not be used for the same infrastructure as Section 106 planning contributions, which have separate rules. We must publish a list of the infrastructure that could benefit from CIL, completely or in part, but will not be able to use S106. However, infrastructure on the CIL list is not guaranteed money as there is a limited amount.

Which infrastructure do you think CIL funds (and therefore, not S106) should be spent on?
Please tick as many as appropriate.

- Education
- Health
- Highways
- Parks and open space
- Sports provision
- Community facilities
- Waste
- Other - please specify in the text box

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