

BRADPOLE PARISH COUNCIL

COMMUNITY INFRASTRUCTURE LEVY POLICY

The Community Infrastructure Levy (CIL) is a charge that local authorities can set on new development in order to raise funds to help fund the infrastructure, facilities and services - such as education, transport, flood defences, green infrastructure and healthcare which are needed to support new homes and businesses in the area. CIL was implemented on 18 July 2016 in West Dorset, Weymouth and Portland.

What types of development require a CIL payment?

The adopted charging schedules only apply a CIL rate on proposals that create a dwelling and/or a dwelling with restricted holiday use.

Affordable dwellings and essential rural workers' dwellings are excluded from a CIL charge.

All other development types are therefore set a £0 per square metre CIL rate.

When no Neighbourhood Plan Exists

A proportion of CIL income will go directly to Parish Councils, where new development is built, to spend on their local infrastructure needs, particularly those arising from the demands that new development makes upon an area. Each year, Parish Councils will be entitled to up to 15 per cent of the CIL collected from liable developments within their Parish (capped at a maximum of £100 per existing dwelling in the Parish).

When a “Made” Neighbourhood Plan Exists

When a Parish Council's neighbourhood plan is brought into force the Parish can expect to receive 25% (uncapped) of CIL from new development within their boundary, from the date that a chargeable development is commenced.

“Where new development happens in a Parish, within a wider neighbourhood area, the relevant Parish will receive 25% (uncapped) of the CIL contribution as the CIL is paid to the Parish in which the development takes place.

The fact that the Parish is part of a wider neighbourhood plan area will not make any difference.

In the case where a development site straddles two or more Parishes the CIL money would be allocated to each Parish based on the number of dwellings built in their area from the overall development site.”

Source: WDDC 31/01/2018

SPENDING CIL

Parish Councils should spend their local CIL monies within 5 years of receipt. Where money is not used to support development of the area within five years of receipt, or is used for other purposes, the regulations give charging authorities the power to recover those funds. This is to ensure that money is spent, and spent effectively, to benefit the local community.

See the following for further details-

<https://www.dorsetforyou.gov.uk/community-infrastructure-levy/west/weymouth>

<https://www.gov.uk/guidance/community-infrastructure-levy>

WHAT CAN CIL MONIES BE SPENT ON BY BRADPOLE PARISH COUNCIL?

CIL monies can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on the Parish. (see regulation [59C](#) for details).

This gives the Bradpole Community freedom and power to spend the money on a wide range of projects, based upon the support of the community through past and future consultations.

[Guidelines](#) propose that “money raised from developer contributions should be spent in a way that developers feel is worthwhile..”

Where community priorities for infrastructure are the same as those of the local authority, for example if they are agreed a new school or road is needed, the community can agree that the local authority will keep all or part of the Parish funding entitlement to ensure maximum funding is enabled.

Where community priorities for infrastructure are the same as those of Bridport Area Neighbourhood Plan (BANP) of which Bradpole Parish is a partner Parish Councillors may agree that the additional 10% of CIL, receivable by Bradpole Parish Council, by reason of being part of a “MADE” plan area, may be transferred to the BANP “pot”.

Other community groups can apply to the Parish Council for consideration of funding of an infrastructure project (in a similar way to a S137 grant application) at any time. Such an application will be considered by Parish Councillors but it must be for an ‘infrastructure’ project and be for the benefit of the Bradpole Civil Parish community.

What is infrastructure?

‘Infrastructure’ is broadly defined in the Town and Country Planning Act 2008.

<http://www.legislation.gov.uk/ukpga/2008/29/section/216>

There are typically 3 broad categories of infrastructure: -

Physical infrastructure: e.g. highways, new or safer road schemes, transport links, cycleways, energy supply, water, flood alleviation, waste management

Social infrastructure: e.g. education, health and social care facilities, emergency services, art and culture, sports halls, community halls

Green infrastructure: e.g. parks, woodlands, play areas, public open green spaces.

RECEIPT OF MONIES

Monies will be regularly transferred to Bradpole Parish Council by West Dorset District Council.

Upon receipt, these monies will be ‘ringfenced’ by the Parish Council and will only be spent on projects already identified in the council’s ‘infrastructure projects list’ (see appendix 1), subject to full council approval and in accordance with Bradpole Council’s Financial Regulations, i.e. following process for quotations etc.

MONITORING and REVIEW

Just like the charging authority, Bradpole Parish Council will have to produce a publicly available annual report on the use of their share of the CIL receipts. This will include:

- the total receipts for the reported year,
- the projects CIL has been applied to, and
- the amount of expenditure on each item.

The report should be publicly available and published on the Parish Council website.

This CIL policy, including Appendix 1, should be reviewed annually by Bradpole Parish Council and at such time that changes occur that impact upon this policy.

Signed: Cllr. T. Dendle
Chair Bradpole Parish Council

Date 1st March 2018

Appendix 1

Identified infrastructure projects for financing through CIL monies.

Project priority would be determined by circumstances and the amount of CIL funding made available at any time.

A number of projects may involve working with other agencies, Highways, Environment etc.

-Green infrastructure:

Install & replace "Rights of Way" signage, preferably with a bespoke logo.

Redress degraded "Rights of Way" (W6/15,18,27 etc.)

Create green amenity areas on redundant sites.

-Physical Infrastructure:

Flood mitigation, upgrading of existing infrastructure.

Safer roads infrastructure including existing problem areas which have been created by recent development such as in Higher Street, Bradpole.

Provision of dropped kerbs to meet local needs and other connectivity issues such as pedestrian crossings..

Bespoke signage at entrance to and within the various settlement areas.

Install defibrillators at community hubs.

Install and replace bespoke village noticeboards.

Install electricity and water supplies at parish owned recreational sites.

Install access paths at parish council owned recreational sites.

Install fitness equipment and play equipment (incl.for disabled persons), together with on-site storage facilities, at parish council owned recreational sites.

Install water supply at parish owned allotments.

-Social Infrastructure:

"Pop up clinic" at community hubs.

Local "character" installations & signage to reflect the culture, heritage and identity of the parish particularly with respect to Bradpole & Pymore including the management of Gore Cross roundabout to reflect local culture and industry.

Upkeep of the fabric of Forster Memorial Hall

Possibilities deriving from larger developments

Sports pavilion...

Medical facility for minor diagnostic health checks (Blood tests, diabetes, x rays etc)

Village Hall / Community Centre

Acquisition of additional Recreation Land to meet the "6 acre standard".

And more generally projects to improve the connectivity and coalescence of new with existing neighbourhoods.