

Conwy County Borough Council Community Infrastructure Levy (CIL) Newsletter

Welcome to the first of the Conwy County Borough Council (CBC) Community Infrastructure Levy (CIL) Newsletters.

This first newsletter will focus on answering the following questions:

1. What is CIL?
2. What are the benefits of introducing a CIL in Conwy?
3. Where are we now?

1. What is 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 such as the provision of new roads, schools, public open space and new community facilities. Charges are based on the size and type of new development.

It is intended that the CIL supplements other funding streams to ensure that new community infrastructure can be provided to support local growth and to give councils and local communities more choice and flexibility in how they fund infrastructure.

Councils with an adopted local plan (such as Conwy CBC) have a choice on whether to set a Community Infrastructure Levy or not. The existing system of Planning Obligations under Section 106 of the Town and Country Planning Act 1990 is being partially scaled back as a result of CIL and therefore it will not be possible to use Section 106 agreements in the way they may have been used previously to secure 'pooled' funds. For further guidance on this see; <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/other-developer-contributions/>

Councils wishing to introduce a CIL have to produce and adopt a Charging Schedule. This sets out the rates of CIL that will be applicable to new development in Conwy. In deciding what rate(s) of CIL to apply a charging authority must strike what appears to be an appropriate balance between;

- The desirability of funding from CIL all, or part of, the estimated total cost of infrastructure required to support the development of its area and;
- The potential effects of the imposition of CIL on the economic viability of development across its area.

Work has been undertaken to understand the viability of development across Conwy. The outcome of this work shows that a CIL will be viable for certain types of development (please see the consultation documents – Preliminary Draft Charging Schedule and CIL Background Paper 2 – Viability Assessment Report.

2. What are the benefits of introducing CIL in Conwy?

The benefits of introducing a CIL include the following:

- ✓ 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 'upfront' 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 town/community area to deliver infrastructure that the town/community area needs.

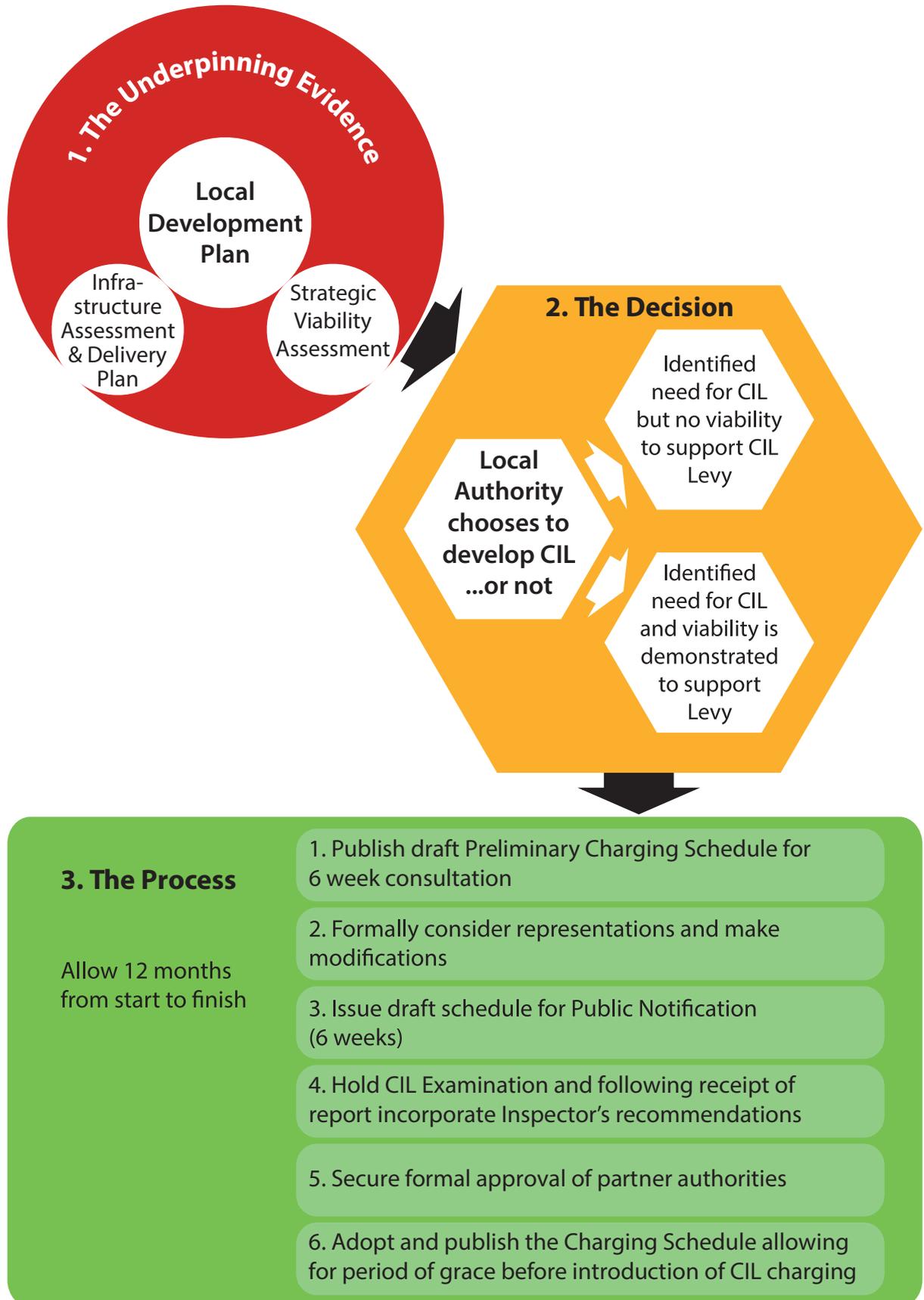
Are there any challenges associated with the CIL?

Some people / organisations may fear that the introduction of a CIL may discourage development in their area. To ensure that this will not be the case in Conwy, the Council has sourced expert advice in terms of whether or not a CIL would be viable to operate across the County Borough. It is this viability evidence base (CIL Background Paper 2) which has fed into the draft preliminary charging schedule stating the developments that will be chargeable by the CIL, and the amount chargeable per square metre.



3. Where are we now?

The process to adopt a CIL charging schedule is outlined in the diagram below.



Conwy has now completed the evidence gathering stage prior to stage 1 in the process outlined in the green box above. The Council is now at stage 1 'Consultation on the Draft Preliminary Charging Schedule' The outline timetable from this point forward is as follows:

1. Draft Preliminary Charging Schedule for 8 Week Consultation
December 2015 - February 2016
2. Formally Consider Representations and make modifications
February - 2016
3. Recommendation to Cabinet to consult on Draft Charging Schedule
May 2016
4. Issue Draft Charging Schedule for Public Notification (6 weeks)
May-July 2016
5. Hold CIL Examination
August- September 2016
6. Secure formal approval via Council Committee
Autumn 2016
7. Adopt and publish the charging schedule
Autumn 2016

If you would like any more information on the CIL in Conwy, please get in touch.

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