

COMMUNITY INFRASTRUCTURE LEVY: NORTH ELY ALLOCATION

Committee: Full Council

Date: 21 April 2015

Author: Corporate Unit Manager

[P241]

1.0 ISSUE

1.1 To consider CIL allocations for the North Ely Development.

2.0 RECOMMENDATION(S)

2.1 It is recommended that Council approves the allocations set out in Table 1 of this report.

3.0 BACKGROUND/OPTIONS

3.1 The Council is currently considering two planning applications for the North Ely Development; the first application is for 800 dwellings and is referred to as the Church Commissioners (CC) application and the second application is for 1,200 dwellings and is referred to as the Endurance Estates (EE) application.

3.2 In order to accommodate viability for these sites, to generate a meaningful level of affordable housing, Members will have considered the inclusion of the Children’s Centre, Health and the Country Park, in an earlier agenda item, on the R123 list. In order to ensure delivery of infrastructure it is recommended that CIL is allocated as follows:

3.3 Table 1

Project	Indicative CIL Value- CC	Allocation Sought- CC	Indicative CIL Value- EE	Allocation Sought- EE
Children’s Centre	£34,386	1%	£44,697	1%
Littleport Schools	£1,113,986	27%	£2,350,000	39%
Health	£750,986	17%	£1,062,880	18%
District Leisure Centre	£1,000,000	24%	£1,500,000	25%
Country Park	£622,868	14%	£0	0%
Meaningful Proportion	£633,257.25	15%	£897,977.55	15%
Administration	£103,870.85	2%	£130,962.45	2%

3.4 It should be noted that authority is sought to allocate CIL funds generated from these development based on percentages, not the amount of CIL. The figures provided in the second and fourth column are merely indicative. The reason being that the planning applications are outline applications, and as such the CIL calculations are based on a series of assumptions and are subject to increases (or decreases) in the build cost index, i.e. inflation.

4.0 CONCLUSION

4.1 The North Ely development forms part of the Council's corporate priorities. In order to facilitate planning permission being issued for these sites, it is considered appropriate to allocate CIL receipts (once paid) in accordance with Table 1 of this report.

5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT

5.1 There are no financial implications arising from this report.

5.2 An Equality Impact Assessment (INRA) is not required.

6.0 APPENDICES

6.1 None

Background Documents

None

Location

Room 007,
The Grange,
Ely

Contact Officer

Emma Grima
Corporate Unit Manager
(01353) 616960
E-mail:

emma.grima@eastcambs.gov.uk