



EAST CAMBRIDGESHIRE COMMUNITY INFRASTRUCTURE LEVY

AN INTRODUCTION

What is CIL?



- Community Infrastructure Levy – a levy on new development, £ per sq m
- A new mechanism to help collect developer contributions from new developments
- To help pay for new infrastructure to meet growth needs

How does CIL differ from S106?

- Standard charge per sq m of development (*rather than negotiated sums*)
- Payable on commencement of development (*rather than on completion or occupation*)
- Can be pooled towards an infrastructure project in the District (*rather than being directly related to the new development*)
- No time limit on when the funds are used (*rather than time limited and subject to potential clawback*)

Council will continue to use S106 agreements for site specific work required to mitigate an individual development.

Is CIL relevant to Parish Councils?



- Parish/Town Council's will receive 'a meaningful proportion' of the CIL income for their area.
- Proportion not yet set by Government – Spring announcement?
- Parish/Town Council to have full discretion in use of these funds for infrastructure projects in their area
- Parish/Town Council required to produce annual report on income received and expenditure incurred.

CIL Income Estimates



- Dependent upon rates of growth in the District
- Estimated to be £33m district wide over 20 years based on current trajectories of growth
- Likely to be slow in early years – time lag between granting of planning permission and commencement of development

CIL Implementation Date



- Public examination 17th October 2012
- Council adopted CIL on 10th December 2012
- Comes into force on **1st February 2013**

ECDC Charging Schedule

Development Type	CIL Rate per sq m floorspace
Residential Zone A – Littleport and Soham	£40
Residential Zone B - Ely	£70
Residential Zone C – Rest of District	£90
Retail development (A1/A2/A3/A4/A5) and sui generis uses akin to retail (eg petrol filling stations, motor sales units)	£120
All other uses (unless stated above in this table)	£0

Further Information



- View details on ECDC 's Website (Planning & Building section) www.eastcambs.gov.uk
- E mail queries to cil@eastcambs.gov.uk

Once the government have announced the level of the 'meaningful proportion', ECDC officers are available to come and advise your Council on procedures and processes, if this will be of help.