



Meeting: Council

Date: Wednesday 18 February 2015

Subject: Adoption of the Eastbourne community infrastructure levy (CIL): Charging schedule

Report of: Councillor Steve Wallis on behalf of the Cabinet

The Council is asked to consider the minute and resolution of the Cabinet meeting held on 4 February 2015 as set out below.

Further copies of the report to Cabinet are available on request – please see end of this report. A copy may be seen on the Council’s website by following the link below:

<http://democracy.eastbourne.gov.uk/ieListDocuments.aspx?CIId=125&MIId=1270&Ver=4>

The Council is recommended to:-

Adopt the charging schedule and bring into force as from 1 April 2015.

***57 Adoption of the Eastbourne community infrastructure levy (CIL): Charging schedule**

57.1 Cabinet considered the report of the senior head of regeneration, planning and assets. The community infrastructure levy (CIL) allowed local authorities in England and Wales to raise funds from developers undertaking new building projects. It effectively replaced much of the existing process of planning obligations commonly known as 'section 106' agreements. The primary use of CIL was to gain financial contributions from certain types of viable development to help fund new or improved strategic infrastructure required to support the growth identified in a local authority’s core strategy. CIL placed a charge per square metre on development. It would not be the sole funding source for all infrastructure delivered, but would supplement other public sector revenue streams.

57.2 The council had prepared a community infrastructure levy (CIL) charging schedule which is proposed for adoption. This document had undergone extensive public consultation in line with the CIL regulations, and had been through the relevant examination stages. The examination was dealt with via written representations, and the production of matter statements in November/December 2014. The council received the examiners final report on 12 January 2015 which concluded that the

charging schedule, subject to one modification, was sound and should be adopted by the council.

57.3 The council had proposed rates of £50 per square metre for residential (C3) development, and £80 per square metre for retail (A1-A5) development. All other uses would be subject to no charge. The rates would be charged in all parts of the borough excluding those that were within the South Downs National Park.

57.4 The examiner's report recommended a modification, now made, to exempt residential apartments from CIL liability. It was felt that the evidence demonstrated that the CIL charge would affect the viability of apartment development, which would in turn prevent that type of residential development coming forward for development.

57.5 The proposed rates were justified by evidence and ensured that they did not compromise the ability for the council to deliver its spatial development strategy. It was in the interest of the council to adopt the charging schedule on 1 April 2015, at which date further significant restrictions are placed on Section 106 agreements.

57.6 Planning Committee, on 3 February 2015, had also received a report on this matter and had noted the contents.

***57.7 Resolved (budget and policy framework):** That cabinet endorse the community infrastructure levy charging schedule in line with the recommendations of the examiners final report and recommend full council to adopt and come into force as from 1 April 2015.

For a copy of the report please contact Local Democracy at 1 Grove Road, Eastbourne, BN21 4TW. Tel. (01323) 415022 or 415021.
E-mail: localdemocracy@eastbourne.gov.uk

For further information please contact: Craig Steenhof, Specialist Advisor (Planning), 1 Grove Road, Eastbourne, BN21 4TW
Tel: (01323) 415106 E-mail: craig.steenhof@eastbourne.gov.uk

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