

PLANNING AND ECONOMIC DEVELOPMENT POLICY ADVISORY GROUP

Meeting - 4 April 2019

Present: J Read (Chairman)
G Hollis, M Lewis and G Sandy

Also Present: D Dhillon

Apologies for J Jordan
absence:

135. **MINUTES**

The minutes of the Planning and Economic Development PAG held on 7 March 2019 were approved.

136. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

137. **UPDATES FROM MEMBERS/ SENIOR OFFICERS ON CURRENT ISSUES**

There were no updates.

138. **COMMUNITY INFRASTRUCTURE LEVY (DRAFT CHARGING SCHEDULE)**

The PAG received a report which sought Portfolio Holder authority to publish and consult on the Community Infrastructure Levy (CIL) Draft Charging Schedule; to submit the CIL Draft Charging Schedule consultation documents and any responses to an independent examiner for public examination; and to delegate authority to the Head of Planning and Economic Development, in consultation with the Portfolio Holder for Planning and Economic Development, to make minor editorial changes and corrections to the CIL Draft Charging Schedule and supporting documents.

Formal consultation was a prerequisite in the pathway to adopt CIL, the Draft Charging Schedule of which would be independently examined and the findings would determine whether the Council can adopt CIL.

The following points were discussed:

- The adoption of CIL by the Council would enable developments that did not currently pay an infrastructure contribution to become subject to a non-

negotiable charge which would be used to fund infrastructure. The CIL Draft Charging Schedule would be issued for a 6-week period of consultation in alignment with the timescales associated with the development of the Joint Local Plan, although there was the possibility of CIL coming in to effect earlier than the Local Plan.

- There was a prescribed process and as such the Draft Charging Schedule must be consulted on and submitted for independent examination. The first stage of consultation ended in December 2018 with 56 responses and 99 individual comments received from a range of organisations and individuals in general support of implementing CIL.
- The rates remained the same as those consulted on in November-December 2018. The CIL proposals had been derived through a process which included an economic assessment of their combined impact with all emerging Local Plan policies; this included affordable housing and the viability of site allocations.
- It was clarified that CIL payments would be received by the responsible planning authority. Infrastructure priorities would be established and the Council would work in partnership with other authorities who were responsible for the areas identified. A proportion of the payment, 15 to 25% would go direct to the Parish Council.
- Opportunities were being explored as to whether independent examination could be undertaken in a different method to an Examination in Public as this could lead to a possible earlier date of implementation.
- Section 106 agreements would remain for large developments. CIL was a mechanism to ensure infrastructure contributions were made for smaller to medium sized sites (under 400 homes or 10 hectares) without the protracted S106 negotiations. As noted, the Council presently receive no contribution from these developments.
- Best practice had been used when looking at viability with guidance from the NPPF and the methodology for coming up with the charges was sound and accurate.
- To significantly change the fees in the future, the same process of consultation and submission for independent examination would need to be followed. Inflation in line with BCI would be applied annually on 1 January.
- There was no definitive rule which stated that contributions must be retained for infrastructure use within the area of the planning application.

RESOLVED

That the Portfolio Holder agreed:

1. That the Community Infrastructure Levy – Draft Charging Schedule be published and consulted on.

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2. That the Community Infrastructure Levy – Draft Charging Schedule consultation documents and any responses be submitted to an independent examiner for public examination.
3. That authority be delegated to the Head of Planning and Economic Development, in consultation with the Portfolio Holder for Planning and Economic Development, to make minor editorial changes and corrections to the Community Infrastructure Levy – Draft Charging Schedule and supporting documents.

The meeting terminated at 6.44 pm