



COMMUNITY INFRASTRUCTURE LEVY (CIL)

Regulation 73A Infrastructure payments

Wycombe District Council hereby gives notice that from XX 2016 [TO BE AGREED AFTER JUNE CABINET] infrastructure payment as a payment in kind against CIL liabilities may be accepted in its area.

The infrastructure projects which Wycombe District Council may consider accepting the provision of as infrastructure payments are as follows (as per the Council's CIL Infrastructure (R123) List):

- Construction of Gas Works link road phase of alternative town centre route
- Treatment of High Wycombe Town Centre Masterplan alternative route to help achieve slow and steady traffic flow

Notes:

An infrastructure payment is the provision of one or more items of infrastructure by a person who would be liable to pay CIL in respect of a chargeable development on commencement of that development.

Where CIL is paid by way of an infrastructure payment the amount of CIL paid is an amount equal to the value of the infrastructure provided.

A charging authority may not accept an infrastructure payment unless it is satisfied that the relevant person will have sufficient control over the land to provide the relevant infrastructure and that the relevant person has assumed liability to pay CIL in respect of the chargeable development.

An agreement to provide the infrastructure must be entered into between the Council and the relevant party. This agreement must be completed before the development commences and must:

- state the value of the infrastructure.
- state the date by which the infrastructure is to be provided and provide for payment to the charging authority of the CIL amount in money if the infrastructure is not provided by that date, or in accordance with an agreed extension to that date.

The value of the infrastructure provided must be determined by an independent person. This includes related design costs as well as the construction costs on the day the valuation takes place.