



# Easy guide to the Community Infrastructure Levy

Public consultation on the preliminary draft charging schedule is open between 1 October and 12 November 2012.

## What is the Community Infrastructure Levy (CIL)?

CIL is a new charge that local authorities in England can place on new development in their area. The money generated through the levy will contribute to the funding of infrastructure to support growth.

## Why has Wiltshire decided to implement the levy?

Government, through legislation, has restricted the ability of local authorities to pool funding for off-site infrastructure and expects them to develop CIL. The government believe this tariff-based approach provides the best framework to fund new infrastructure in a fair and transparent manner. CIL will provide 'up front' certainty about how much money developers will be expected to contribute.

## How will money from CIL be spent?

CIL is designed to contribute towards bridging the 'funding gap' between the total cost of new infrastructure required to support development and the amount of funding available from other sources. Wiltshire Council's Infrastructure Delivery Plan (IDP) identifies a range of physical, community and 'green' infrastructure projects that will be required to support the level of development as set out in the Wiltshire Core Strategy. Informed by the IDP, a list (known as the Regulation 123 list) will identify and prioritise which infrastructure projects will be eligible to receive money from CIL. CIL regulations also propose to allow the council to allocate a share of the levy raised in a local area to deliver infrastructure that local communities want – although this 'meaningful proportion' is yet to be set by the government.

## What development will be liable to pay CIL?

CIL can be applied to most new buildings with 100m<sup>2</sup> or more of gross internal floor-space (or involves the creation of at least 1 dwelling), and is charged per square metre on net additional floor-space. The amount of CIL a development is liable to pay is based on its size, type and location. The rate(s) of CIL are set locally by the charging authority (Wiltshire Council) and are published in a charging schedule. The levy is payable by the developer on commencement of development.

## What are the proposed CIL rates for Wiltshire?

The preliminary draft charging schedule proposes the following CIL charging rates by type of development in Wiltshire:

Development type	CIL charge (£/sq m)
Residential	£70
Retail (except retail warehouse, supermarkets and similar development)	£0
Retail warehouse, supermarkets and similar development	£175
Student housing and hotels	£70
All other uses	£0

### How have these rates been calculated?

The proposed CIL rates have been informed by an up-to-date development plan (Draft Wiltshire Core Strategy), infrastructure planning evidence base (Infrastructure Delivery Plan) and viability assessment (prepared by consultants BNP Paribas). Having examined all available evidence it is considered that the proposed rates strike an appropriate balance between contributing to funding infrastructure and ensuring development across Wiltshire remains viable.

### How can I comment on the preliminary draft charging schedule?

Comments are invited on the preliminary draft charging schedule during the consultation period starting 1 October and ending 12 November 2012.

The charging schedule and supporting documents can be viewed:

- online at [www.wiltshire.gov.uk/communityinfrastructurelevy](http://www.wiltshire.gov.uk/communityinfrastructurelevy)
- at libraries and the council's main office hubs.

We welcome your comments via the following means:

- online consultation portal: <http://consult.wiltshire.gov.uk/portal>
- email: [CIL@wiltshire.gov.uk](mailto:CIL@wiltshire.gov.uk)
- post: Spatial Planning, Economy & Regeneration,  
Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN.

### What is the timetable for implementing CIL in Wiltshire?

Representations received on the preliminary draft charging schedule will be taken into consideration in preparing the draft charging schedule. Following an additional period of consultation on this second draft, the charging schedule will then be examined in public by an independent inspector.



### How will the levy affect planning obligations?

Developer contributions are currently collected through 'Section 106' planning obligations. Planning regulations state that there should be no 'double charging' for infrastructure through CIL and Section 106. So only CIL money pooled from multiple developments will be used to fund infrastructure on the 'Regulation 123' list. After a CIL charging schedule is adopted, planning obligations will still be used to deliver site-specific, direct requirements, without which a development should not be granted planning permission. As it stands, planning obligations will continue to be used to fund the provision of affordable housing, but this may change in the future.