

Nuneaton and Bedworth Borough Council Community Infrastructure Levy Draft Charging Schedule Consultation

The Community Infrastructure Levy draft Charging Schedule consultation will take place from
9th October - 9th November 2020

About the consultation

The Council has published the Community Infrastructure Levy draft Charging Schedule for public consultation. The production of the draft Charging Schedule has been informed by the CIL Viability Assessment, which considered the ability of different types of development in all areas of the Borough to pay a levy in addition to the normal costs associated with development.

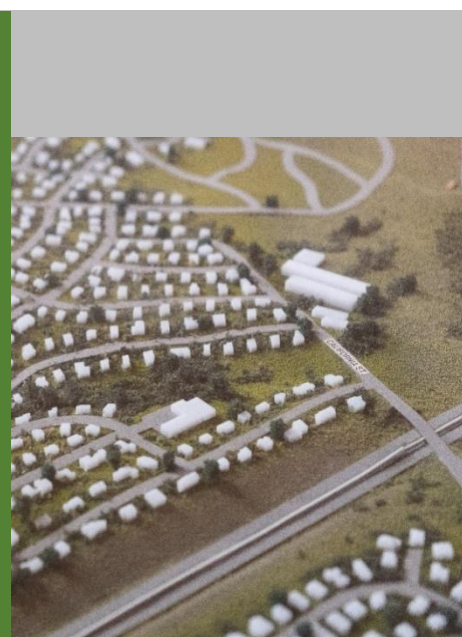
Through this consultation, the Council is seeking your views on the draft Charging Schedule and associated evidence base documents. Please provide comments on the draft Charging Schedule by **11.59pm on Monday 9th November** using the consultation response form available on the Council's website www.nuneatonandbedworth.gov.uk/consult

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the Borough Council to provide infrastructure which is required to support new development within the local area.

Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities.

The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.



Why introduce a levy in the Borough?

- It provides a simple and transparent process for the collection of funds and the provision of infrastructure.
- It collects contributions from a wide range of developments to allow the Council to deliver more projects for new and improved infrastructure that not only support growth but benefit the local community.
- It gives the Council flexibility to set its own priorities on projects benefitting the wider community affected by development, unlike section 106 agreements which are more restrictive in their use.
- It is non-negotiable and therefore can save time and cost by reducing the need for negotiations between the Council and developers.
- It is fair, as it relates the amount of the contribution to the size of the development.

How will the levy work?

The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy.

Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'.



How will the Council introduce the Community Infrastructure Levy?

The CIL rates are published within a charging schedule. The Council will specify in the charging schedule what types of development are liable to pay the levy and the relevant rates for these development types.

When setting levy rates, the Council will need to ensure that they do not render new development within the Borough financially unviable, while also ensuring that the levy will provide sufficient funds to support the delivery of new and improved infrastructure. The Council is consulting on a draft charging schedule to provide everyone with the opportunity to give their views on the proposed levy rates.

Before it can be adopted by the Council, the draft charging schedule must be published for consultation for a minimum of 4 weeks, before being submitted for independent examination.

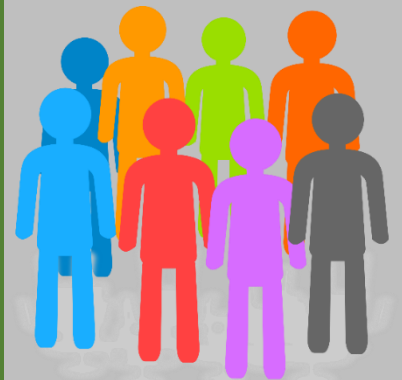
How to respond

Please provide comments on the draft Charging Schedule using the consultation response form by **11.59pm on Monday 9th November**. The response form can be downloaded from the Council's website www.nuneatonandbedworth.gov.uk/consult

Responses should be emailed to planning.policy@nuneatonandbedworth.gov.uk or posted to Planning Policy, Town Hall, Coton Road, Nuneaton, CV11 5AA.

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view at the Town Council Offices by appointment only. To book an appointment please call 02476 376 376.

For further information, contact Planning Policy directly on 02476 376 288, email planning.policy@nuneatonandbedworth.gov.uk, or visit the Council website www.nuneatonandbedworth.gov.uk/consult



The Community Infrastructure Levy is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

Planning Practice Guidance, paragraph 002, reference ID 25-002-20190901