

COUNCIL MEETING – 9 APRIL 2015

Recommendation to Council from the Executive meeting held on 31 March 2015

E/14/135. **Community Infrastructure Levy (CIL) and the Planning Obligations Strategy**

The Executive considered a report from the Executive Member for Regeneration that outlined the findings of the Community Infrastructure Levy (CIL) viability refresh report, the recommended CIL charges and alternative options. The recommended rates included a 30% buffer, however, further evidence was being sought on the case for reducing this to 20%, as this would increase the CIL revenue for infrastructure.

The Executive Member for Regeneration amended recommendation 1 ii) to non residential schemes as set out in paragraph 15 and not 16 as set out in the report.

In response to questions, the Executive Member for Regeneration explained the house price value zones in Central Bedfordshire, but a full written response would be provided to the relevant Member. He confirmed that any new sustainable urban extensions would be exempt from CIL. Further work on the collection and distribution of CIL was still required.

Reason for decision: To enable the Council to implement the charging of CIL.

RECOMMENDED to Council

- 1. that the proposed CIL charging rates be approved for:**
 - (i) residential schemes as set out in paragraph 12 of the Executive report;**
 - (ii) non residential schemes as set out in paragraph 15 of the Executive report.**

- 2. that the Draft Charging Schedule and draft Regulation 123 list be approved for the purposes of publication and submission to the Secretary of State for Examination;**

- 3. that subject to endorsement by Council, authority be delegated to the Director of Regeneration and Business, in consultation with the Executive Member for Regeneration, to:**
 - (i) agree changes to the buffers;**
 - (ii) agree minor changes prior to publication of the Regulation 123 List, future exemptions from CIL and payment plan timeframes;**
 - (iii) agree minor modifications as a result of the consultation prior to submission; and**
 - (iv) agree minor modifications during examination if suggested by the Inspector.**

RESOLVED that the Draft Revised Planning Obligations Strategy be approved for consultation.