

Infrastructure Planning for CIL

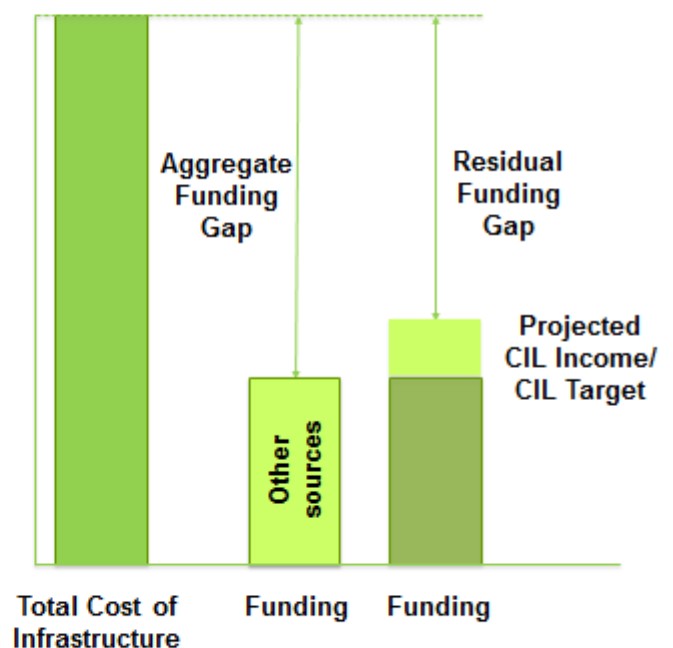
Infrastructure planning key lessons

The three key lessons identified from our work with councils across the country related to infrastructure planning are:

- 1) It is still a relatively minor component of a CIL examination – Whilst the regulations and guidance may have been updated to place a greater emphasis on it, the examiner still only tends to dedicate 2-3 paragraphs to the infrastructure planning in the examination report.
- 2) All councils have an infrastructure funding gap
- 3) Greater emphasis on CIL vs S106 – Settling on the correct approach between CIL and S106 remains the greatest challenge for councils [link to other section on CIL v s106]

Infrastructure Funding Gap

- total cost of infrastructure
- funding from other sources
- aggregate funding gap
- projected CIL Income
- residual funding gap



The essential test within the regulations is for the council to demonstrate that it has insufficient funding to pay for the infrastructure required to support growth. This is achieved by:

1. Calculating the total cost of infrastructure required to support growth – this is typically done from the list of infrastructure projects accompanying the relevant plan (ensuring you only include projects that are likely candidates for CIL funding)

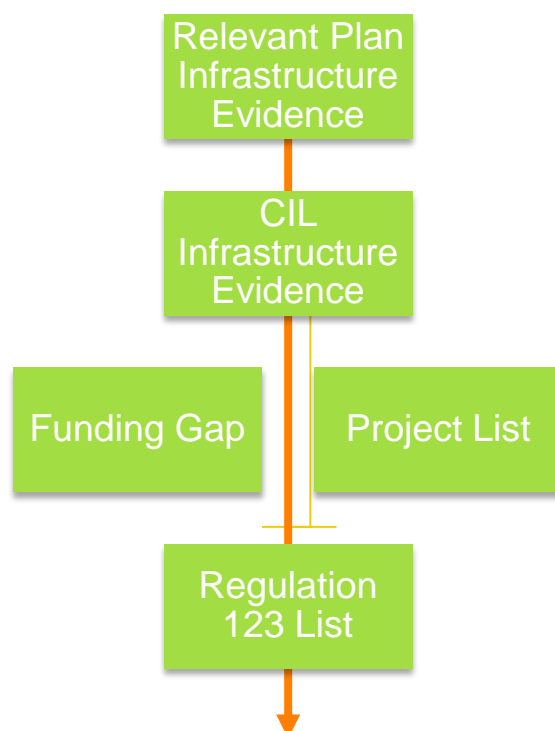
2. Calculating the amount of funding available from other sources – this is typically done in conjunction with colleagues in the council's finance team (it will be valuable to include county evidence in this exercise)
3. Projected CIL income to prove a residual funding gap – this is typically done by linking the development trajectory to the rates in the charging schedule

Golden Thread: Infrastructure evidence – Reg 123 List

The regulations and guidance combine to create a golden thread of infrastructure evidence that stems from infrastructure evidence that underpins the plan.

- Total cost of infrastructure for projects that are potential candidates for CIL funding
- Regulation 123 list
- Need to understand approach to S106 and S278

If the council understands which pieces of infrastructure it will deliver using CIL and which pieces using S106 or S278 then the evidence base for CIL can be determined.



Infrastructure - Waltham Forest Case Study

Considerations

- Should additional infrastructure planning be undertaken for CIL?
- How to align plan making process to delivery?

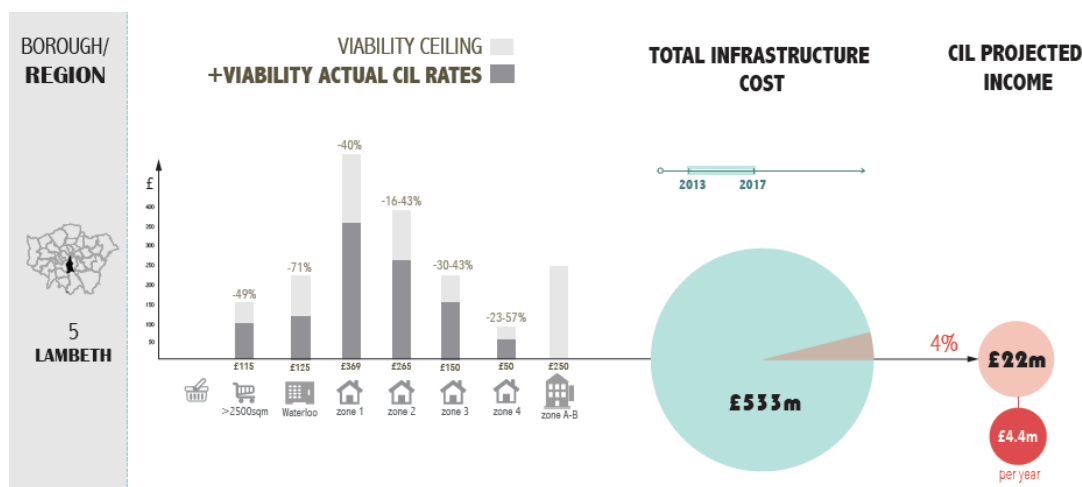
The council adopted a Core Strategy in 2012, the infrastructure evidence underpinning that plan was contained in the Strategic Infrastructure Plan (SIP) 2009. The council had been to consultation on PDCS using the SIP though

they had received some feedback that the document did not capture the latest priorities of the council. The council commissioned consultancy support to update to the infrastructure evidence in advance of consulting on the Draft Charging Schedule. This update occurred during an intense 12-week period whilst also updating the viability evidence. The outcome for the council was a successful CIL examination in spring 2014 and an updated list of infrastructure projects that could inform the council’s capital programme.

Examples of the Infrastructure approaches taken by 3 councils:

These examples show the infrastructure evidence that three councils have prepared to take them through a successful CIL examination.

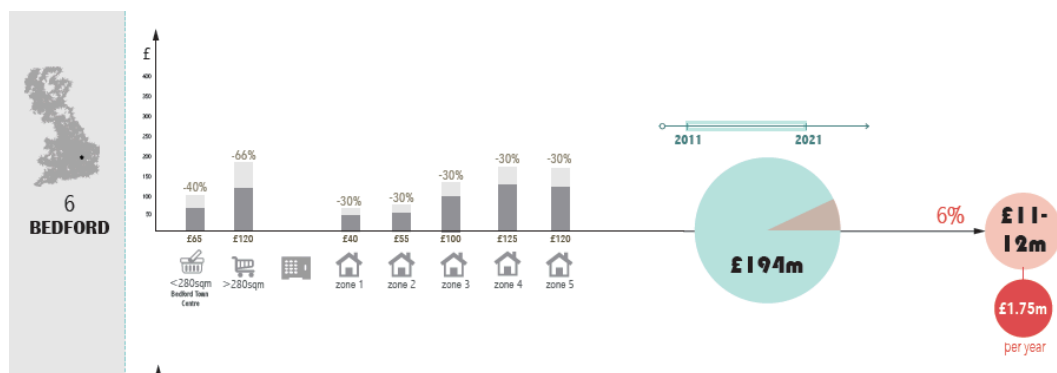
London Borough of Lambeth



Lambeth could demonstrate a total cost of infrastructure of £533m for the 5-year period 2013-2017 and were projecting £22m income from CIL during the same period (or 4% of the total cost).

<http://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/community-infrastructure-levy-cil>

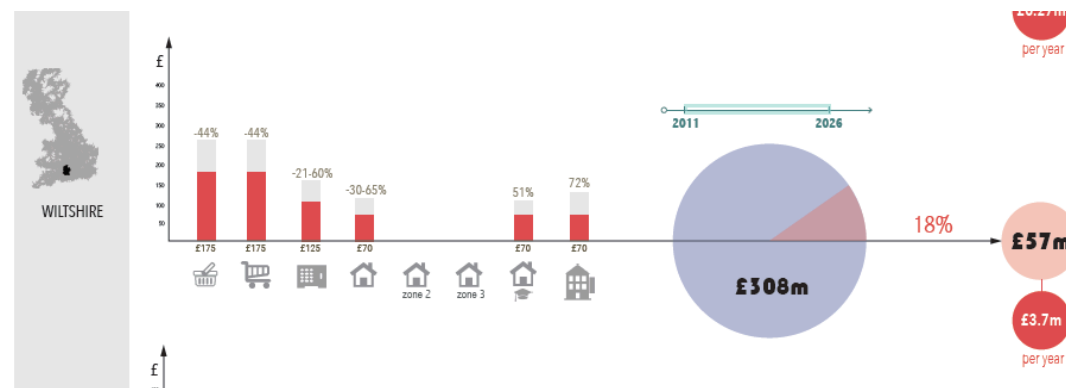
Bedford Borough Council



Bedford could demonstrate a total cost of infrastructure of £194m for the 10-year period 2011-2021 and were projecting £12m income from CIL during the same period (or 6% of the total cost).

http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country_planning_policy_its_purpose/community_infrastructure_levy.aspx

Wiltshire Council



Wiltshire could demonstrate a total cost of infrastructure of £308m for the 15-year period 2011-2026 and were projecting £57m (or 18% of the total cost) income from CIL during the same period.

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.htm>

Infrastructure at Examination

The feedback from examinations is that:

- Infrastructure remains a relatively minor feature at the examination (an assessment backed up by the PINS inspector in attendance at the seminars).
- Most councils undertook additional bespoke infrastructure planning in preparation for the CIL examination

If you are deciding whether or not you are ready to go to an examination consider these three questions; if you can answer yes to all of them then you are prepared to go to examination.

1. Have you identified the total cost of infrastructure they wish to fund wholly or partly through the levy? (PPG para.2:2:2:1)
2. In identifying your CIL target, have you considered what additional infrastructure is needed in your area to support development and what other funding sources are available? (PPG para.2:2:2:1)
3. Is your information on infrastructure need directly related to the infrastructure assessment that underpins your plan (PPG para.2:2:2:1)?