

A Guide to Community Infrastructure Levy



Development



The Community Infrastructure Levy is a new way we collect financial contributions from developers to help pay for local infrastructure. Find out more...

Lichfield District Council started charging the Community Infrastructure Levy on new developments from 13 June 2016.



What is the Community Infrastructure Levy?

The Community Infrastructure Levy (or CIL for short) is the way we collect financial contributions from developers to help pay for new and improved infrastructure.

It is calculated on a pounds (£) per square metre basis of new development.

We started charging CIL on new developments from 13 June 2016.

A CIL charge applies to all relevant applications determined on or after 13 June 2016 (including those successful on appeal and those where a resolution to grant has been made but a section 106 agreement has yet to be finalised), even if they were submitted before this time.

The levy generally replaces section 106 agreements. However, these agreements will continue to be used for certain site-specific infrastructure.

Charging schedule

The charging schedule is a list of our CIL rates and a description of the types of development we charge the levy on.

Regulation 123 list

The Community Infrastructure Levy charging schedule is supported by the Regulation 123 list. This sets out a list of relevant infrastructure which will be funded in whole or part by the levy.

The infrastructure on the list is ineligible for any further funding from section 106 obligations. Infrastructure projects, which are eligible for section 106 funding, can only be funded from five or fewer section 106 obligations.

Infrastructure Delivery Plan

The Regulation 123 list is based on our Infrastructure Delivery Plan (IDP). This identifies what infrastructure is needed to support the growth proposals in the Lichfield District Local Plan, as well as estimating the cost of this infrastructure and potential sources of funding.

The plan is updated each year and the Regulation 123 list is reviewed to take into account any changes to the Infrastructure Delivery Plan or Community Infrastructure Levy regulations.

Charging areas & charges

For a map showing the charging areas, please visit www.lichfielddc.gov.uk/cil

You can find out more information and see a map of the charging areas online.

Use	CIL charge (per sq. m)
Market houses within Strategic Development Allocations and the Broad Development Location defined in the Local Plan Strategy 2008-2029*	£14
Market houses in lower value zone*	£25
Market houses in higher value zone*	£55
Supermarket	£160
Retail warehouse	£70
Neighbourhood convenience retail	£20
All other development including residential apartments	£0

The CIL rates will be index linked from the base year (2016) to the date when permission is granted using the BCIS ‘All-in Tender Price Index’.

*This charge applies to the creation of one or more dwellings and residential extensions or annexes which are 100sq m or more





Development

CIL charges vary based on the type and location of the development

The levy applies to residential development (excluding apartments), supermarkets, convenience retail shops and retail warehouses.

The development of affordable housing and self-build housing qualifies for 100% relief from CIL. This means a developer will not pay CIL on affordable housing or a self-build house, providing they claim the relief.

There are three charging zones for residential development. The district's Strategic Development Areas are charged £14 per square metre. These are areas of large housing growth which are identified in the Local Plan Strategy.

The low value zones (Fazeley, Burntwood and Armitage with Handsacre) are £25 per square metre. The high value zone is £55 per square metre.

The other land uses in the table will be charged at the rate indicated regardless of their location within the district. The full version of the charging schedule provides definitions for each of the land uses and is available online at www.lichfielddc.gov.uk/cil.

Governance

To facilitate the allocation of CIL income Full Council approved the adoption of the CIL governance and administration procedures in July 2016.

The CIL regulations require the council to distribute a meaningful proportion of CIL revenue to parishes where development takes place to support the delivery of local infrastructure requirements.

More information about the parish proportions can be found in the leaflet, **A Guide to Community Infrastructure Levy for Parish Councils**