

Report subject	Consultation on the draft BCP Community Infrastructure Levy (CIL) Charging Schedule
Meeting date	23 April 2024
Status	Public Report
Executive summary	Following agreement to the draft CIL Charging Schedule at the 9 January 2024 Council meeting, further viability testing has been carried out resulting in more positive results for some areas of CIL charging. These changes could not be considered as minor and so Council is being asked to consider an updated charging schedule for public consultation.
Recommendations	It is RECOMMENDED that: a) The proposed amendments to the Draft CIL Charging Schedule are approved for public consultation for a period of six weeks from April 2024.
Reason for recommendations	The changes to the draft CIL Charging Schedule are not minor and need Council agreement.
Portfolio Holder(s):	Councillor Vikki Slade – Leader of the Council and Portfolio Holder for Dynamic Places
Corporate Director	Wendy Lane, Director of Planning and Transport
Report Authors	Caroline Peach, Head of Strategic Planning
Wards	Council-wide
Classification	For Decision

Background

1. The draft CIL Charging Schedule was considered by Cabinet on 13 December 2023 and by Council 9 January 2024 alongside the draft BCP Local Plan. The CIL Charging Schedule sets out the charge per square metre (psm) new development must pay to fund supporting infrastructure. The two documents were due to go out to public consultation at the same time starting in March. The substantive papers relating to this item can therefore be found as part of 9 January Council meeting and this report will focus on the changes. [Welcome to BCP Council | BCP](#)
2. Since January, there has been some more testing of viability since the policies included in the draft Local Plan had been agreed by Council and were now known. This viability work is publicly available as part of the draft BCP Local Plan evidence: [BCP Local Plan Viability Study - March 2024 excl Appendices \(bcpcouncil.gov.uk\)](#)
3. This additional testing has resulted in several areas that have more positive results for CIL charging, although there are examples of the CIL rate going down, e.g residential development on

greenfield sites and some rates have stayed the same. A copy of the updated CIL Charging Schedule indicating all the proposed changes is at Appendix 1 and 2. Some areas have seen changes to their rates psm but the most significant changes are:

- town centres – a change from the £20 agreed at Council to £40 psm
 - residential development of 1 to 9 homes - a change from £150 to £280 psm
 - purpose built student accommodation – a change from £0 (zero rated for CIL) to £45 psm
 - retirement housing (use class C3) – a change from £0 to £150 psm
 - extra care (use class C3) - a change from £0 to £25 psm
4. The above changes could not be considered as minor changes which could be delegated to the Director of Planning and Destination (now Director of Planning and Transport), in consultation with the Portfolio Holder for Dynamic Places. Therefore, the draft Local Plan and the draft CIL Charging Schedule were de-coupled and only the draft Local Plan continued to consultation, which is due to conclude on 3 May 2024. This was possible because although the two pieces of work are related, they do not have to be considered at the same time. They can be consulted on and be examined separately. However, it is helpful for the purposes of clarity and delivery of the aspirations of the draft Local Plan to progress them both. It is also important to start to collect an updated level of CIL as soon as possible to mitigate development and put in place the associated infrastructure.
5. Therefore, this report seeks Council agreement to the proposed updated CIL Charging Schedule for public consultation. 9 January Council meeting previously agreed that subject to no major amendments being required following consultation, the decision to submit the Draft BCP Local Plan and the Draft CIL Charging Schedule to the Secretary of State for examination is delegated to the Director of Planning and Destination in consultation with the Portfolio Holder for Dynamic Places.

Options Appraisal

6. No change in position since the substantive report to Council on 9 January 2024.

Summary of financial implications

7. The updated draft CIL Charging Schedule shows an increase for several types of development. This is likely to result in an increase in funding generated by new development, to enable the associated infrastructure to be put in place.

Summary of legal implications

8. No change in position since the substantive report to Council on 9 January 2024.

Summary of human resources implications

9. No change in position since the substantive report to Council on 9 January 2024.

Summary of sustainability impact

10. No change in position since the substantive report to Council on 9 January 2024.

Summary of public health implications

11. No change in position since the substantive report to Council on 9 January 2024.

Summary of equality implications

12. No change in position since the substantive report to Council on 9 January 2024.

Summary of risk assessment

13. No change in position since the substantive report to Council on 9 January 2024.

Background papers

Council meeting papers 9 January 2024: [Welcome to BCP Council | BCP](#)

Viability Study: [BCP Local Plan Viability Study - March 2024 excl Appendices \(bcpcouncil.gov.uk\)](#)

Appendices

Appendix 1: Community Infrastructure Levy Draft Charging Schedule – tracked changes version

Appendix 2: Community Infrastructure Levy Draft Charging Schedule – proposed consultation version