

## NDP Section 11.0 The Community Infrastructure Levy and Potential projects

### 11.1 What is the Community Infrastructure Levy ?

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

- It came into force on 6 April 2010 through Community Infrastructure Levy Regulations 2010.

Most new developments that create net additional floor space of 100 square metres or more or create a new dwelling, are potentially liable for the new levy.

- Developers pay the Levy to the Local Authority, in the case of our Parish, to Wycombe District Council, who in turn during each budget year disburse 15% to its Parish Councils. The funds received are to be used for local infrastructure projects approved by the Parish Council and to match funds when required by the Local Authority.

Wycombe District Council have set the following CIL rates which include an inflation rate in line with CIL Regulation 40 to their CIL rates to reflect the inflation of build costs.

- The index used to determine the inflation is the BCIS all-in tender price index published by the Royal Institute of Chartered Surveyors.

The adjusted index will be applied from 1 April 2020. This will mean that the CIL rates will be as follows for CIL liable planning applications determined after 1 April 2020:

- Residential Zone A and small retail - £186.38 per square metre
- Residential Zone B - £223.66 per square metre
- Large retail - £298.21 per square metre.

The rate that applies to developments in the Parish of Wooburn and Bourne End is zone B.

Therefore for applications determined after 1 April 2020, the rate will be £223.66 per square metre.

- As an example, if the floor space of a 3-4 bedroom property were 100 sq m which would generate CIL funds to Wycombe District Council of £22,366 for this size property.

**However, it should be noted that affordable housing and private development for own use does not attract a Community Infrastructure Levy.**

- For example, in the case of the proposed Slate Meadow development, **48% of properties to be built on Slate Meadow will be affordable housing and no CIL is charged on this category.**

Wooburn and Bourne End Parish Council's website describes the CIL monies received to date and how they have been used.

Once our Parish Council has a Neighbourhood Development Plan which has been accepted by its local residents through a referendum process, Wycombe District Council will then disburse 25% of the CIL funds received from developments in our Parish to our Parish Council.

- The future scale of development will generate significant funds over the Plan period that could be used to address some of the Parish's serious infrastructure issues and this is discussed in the sections that follow.

### 11.2 Potential Projects

The Parish Council have identified a number of potential projects which aim to address local issues such as parking, road safety and traffic flow. Some of these have been raised through the Local Area Forum with the Highways Department and are either in progress, the subject of a feasibility study or under discussion. The progress of potential projects is updated from time to time and can be found on the Parish website in the link below under Parish Projects:

<https://www.wooburnparish.gov.uk/infrastructure-projects/>