



Lewes District Council

SPENDING THE COMMUNITY INFRASTRUCTURE LEVY

Briefing to
Town and
Parish Councils
and
Infrastructure
Providers

April 2020

COLLECTING THE LEVY



PURPOSE: HELP DELIVER INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT OF THE AREA

IMPLEMENTATION DATE: 1ST DECEMBER 2015

CHARGING RATES AS INDEXED TO 1ST JANUARY 2020:

Type of Development	Charging Rate £/m ²
Retail Development	£ 128.46
Residential Development High Zone <i>North of the South Down National Park</i>	£ 192.69
Residential Development Low Zone <i>South of the South Downs National Park</i>	£ 115.61

[Lewes District Council Charging Schedule](#)

When is the levy collected?

Upon commencement of development



CIL GOVERNANCE



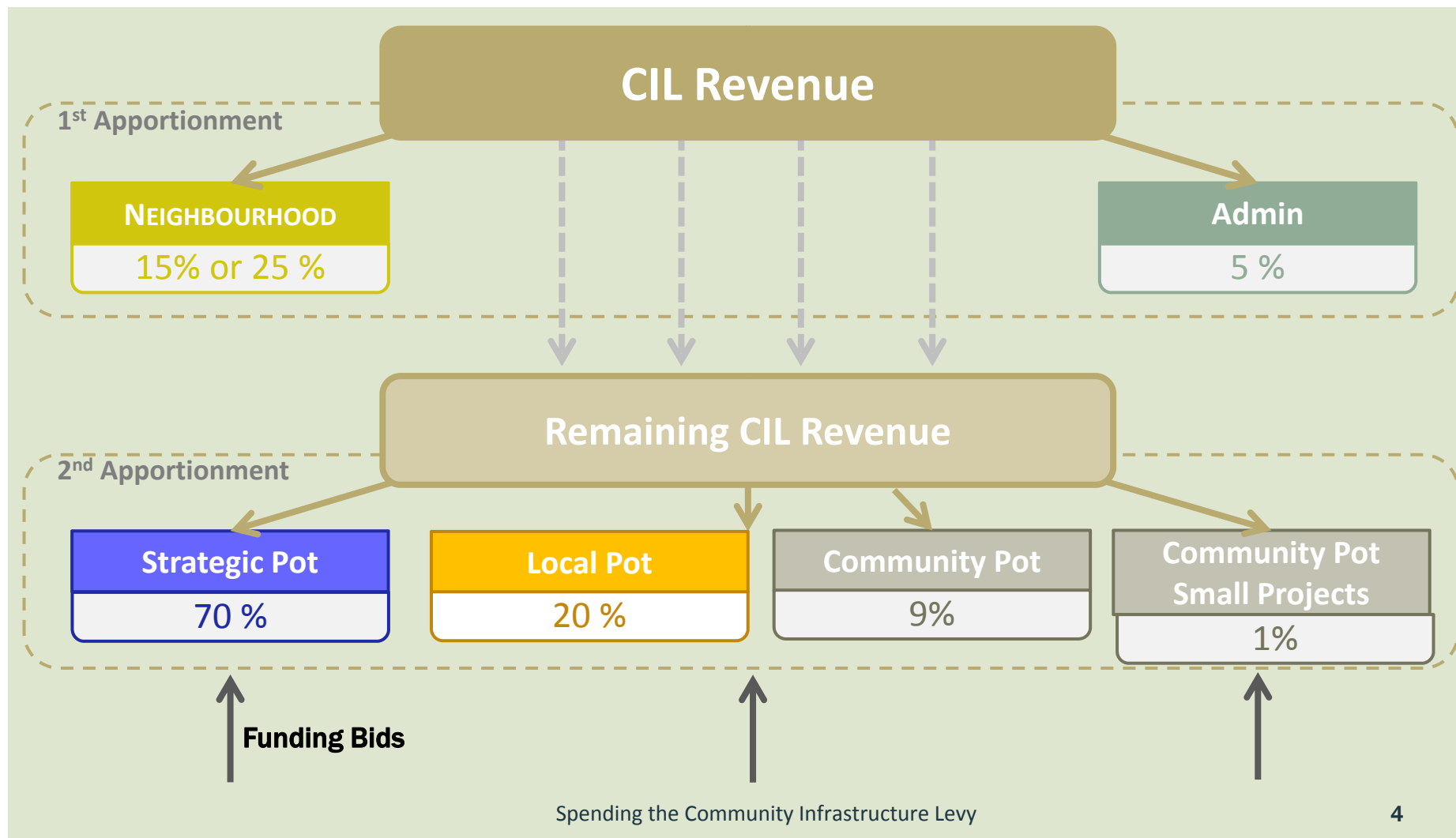
Following from the last round of CIL bidding in 2019, a review of the CIL governance was carried out.

The review looked at the level of demand for the three existing funding pots (the County Pot, the District Pot and the Community Pot), the changes in priorities, including the declaration of climate emergency, and the bidding process.

The following adjustments were therefore agreed:

- The County Pot to become '**Strategic Pot**' to reflect the type of infrastructure it will be funding and to be **increase from 60% to 70%** to allow more funds for strategic projects.
- The District Pot will become the '**Local Pot**'. It will remain at 20% and will aim at supporting Town, Parish and District Councils
- The **Community Pot** will be allocated **9%**
- A new '**Small Projects Pot**' will be created with the **1%** remaining to enable community groups and similar to bid for up to £5,000. In order to build up the available funds in this pot the first opportunity to bid for funds will be in 2021.

DISTRIBUTION OF THE CIL REVENUE FOLLOWING GOVERNANCE REVIEW 2020





Lewes District Council

SPENDING THE REMAINING CIL REVENUE

April 2020

Spending the Community Infrastructure Levy

5

SPENDING PRINCIPLES

CIL REGULATION 59

A charging authority must apply CIL to funding the **provision, improvement, **replacement**, operation and MAINTENANCE of infrastructure to support the development of its area.**

Section 216(2) Planning Act 2008

Infrastructure includes roads and other transports facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, open spaces



SPENDING PRINCIPLES



Strategic Pot

Strategic infrastructure such as education and transport that is identified as fundamental for development in the core strategy

Local Pot

Town and parish specific infrastructure such as play space, village halls...

Community Pot

Community infrastructure such as health centres, police, community facilities...

Community Small Projects Pot

Community infrastructure for small projects bidding for up to £5000.00

*** Please note this new pot will not open until 2021, when we expect adequate CIL funds to be available to bid for.**

THE SPENDING PRIORITIES



IDP January 2020

Identifies key strategic infrastructure that is required to support the objectives and spatial strategy of the Core Strategy

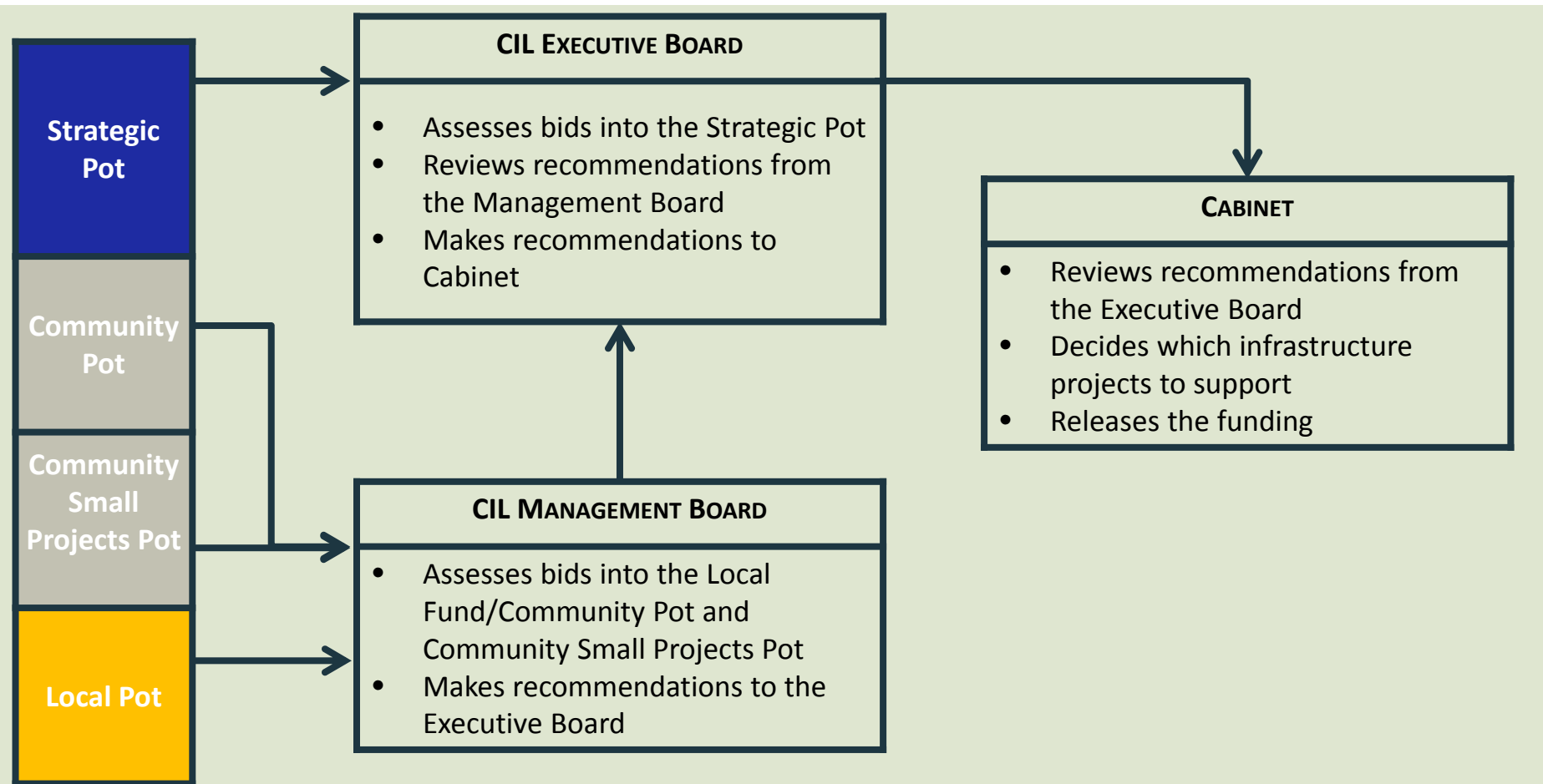
- Where and at what time infrastructure is required
- Who is responsible for delivering it
- The cost of provision (if known) and how these costs are expected to be funded.

Neighbourhood Plans

Identifies Infrastructure required to support development within a town or parish.

- Where and at what time infrastructure is required for the town/parish
- Who is responsible for delivering it
- The cost of provision (if known) and how these costs are expected to be funded.

CIL GOVERNANCE (1)



CIL GOVERNANCE (2)



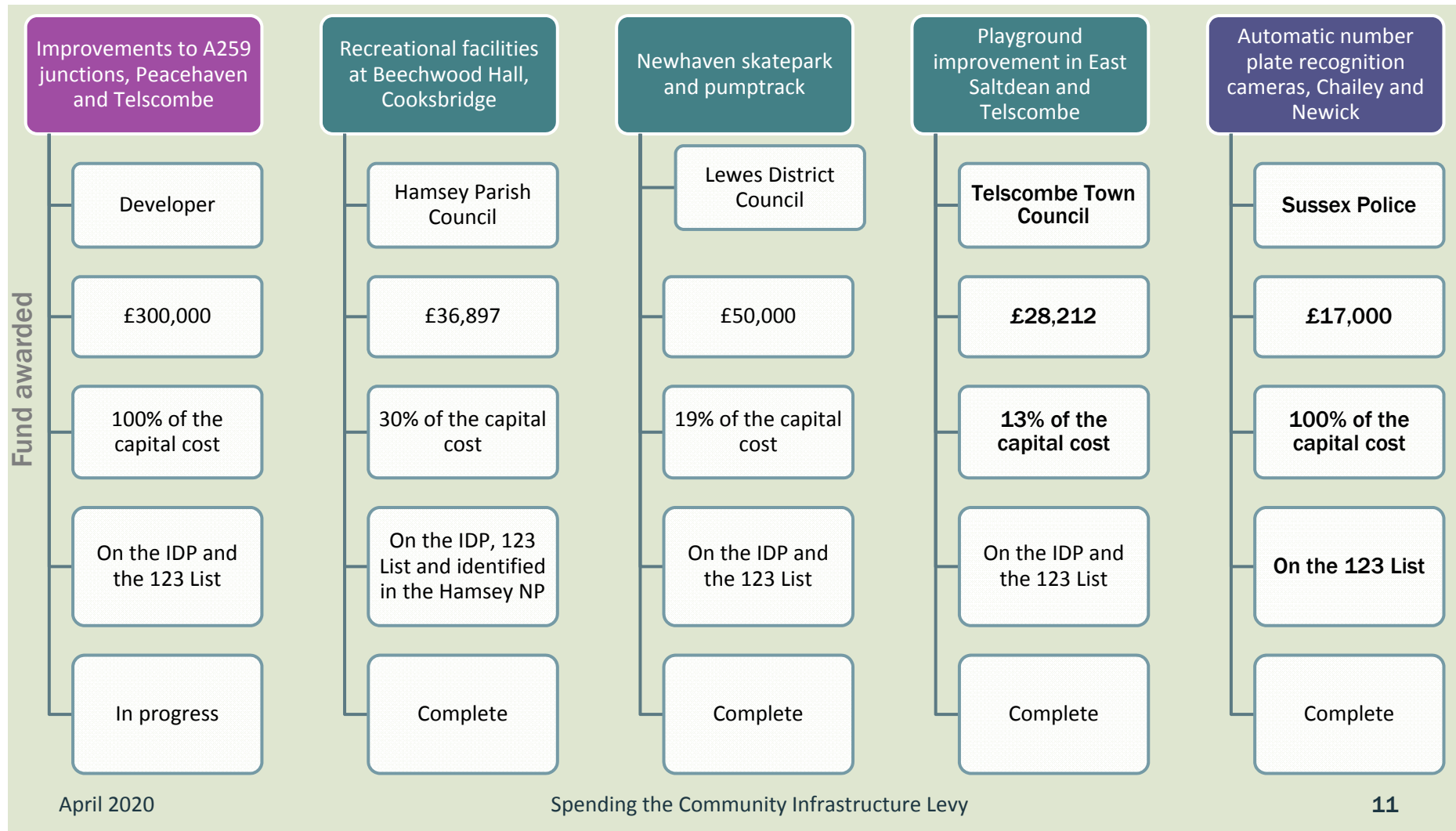
CIL Executive Board

Head of Planning Policy		
Senior Planning Policy Officer		
Finance Officer		
Legal Advisor Officer		
Lead Member for Planning and Infrastructure Cllr Emily O'Brien		
Lead Member for Customers & Communities Cllr Johnny Denis		
Chair of Scrutiny Cllr Joe Miller		

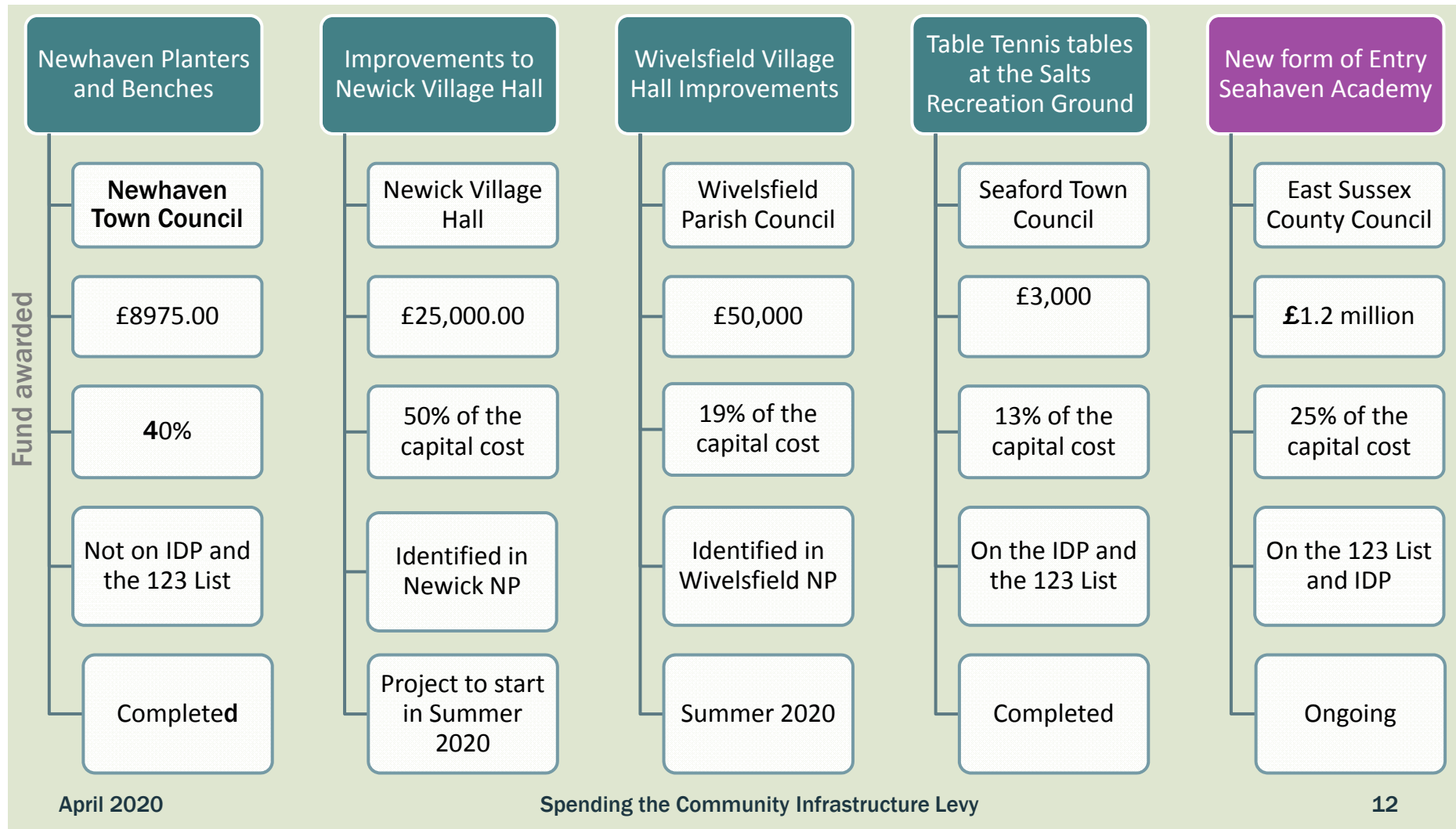
CIL Management Board

Head of Planning Policy	
Senior Planning Policy Officer	
Finance Officer	
Legal Advisor Officer	
3 Members from the South zone Cllr Laurence O'Connor Cllr Julie Carr Cllr Lynda Duhigg	
2 Members from the North zone Cllr Sharon Davy Cllr Sean Macleod	

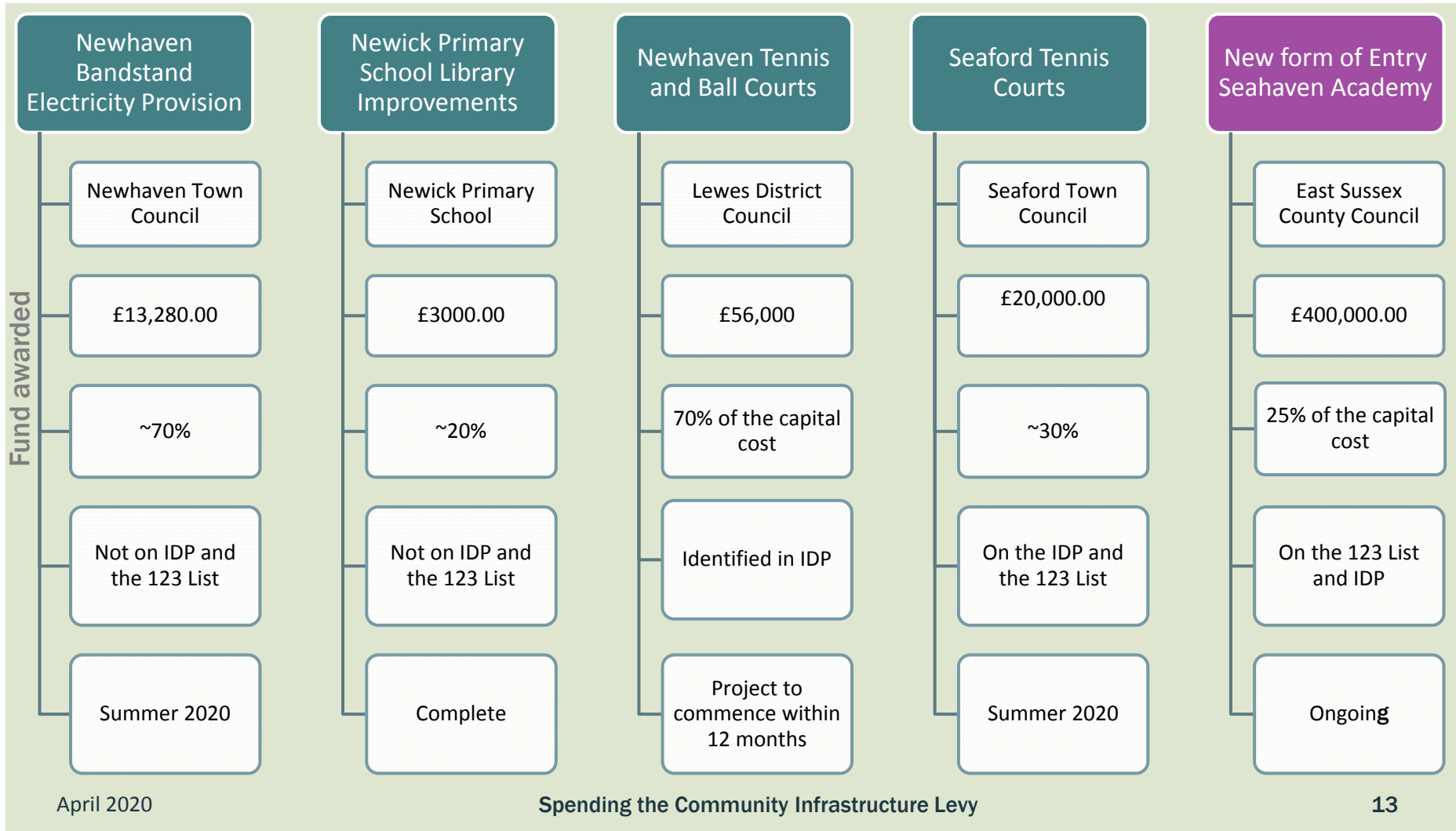
FUNDING AGREED 2018



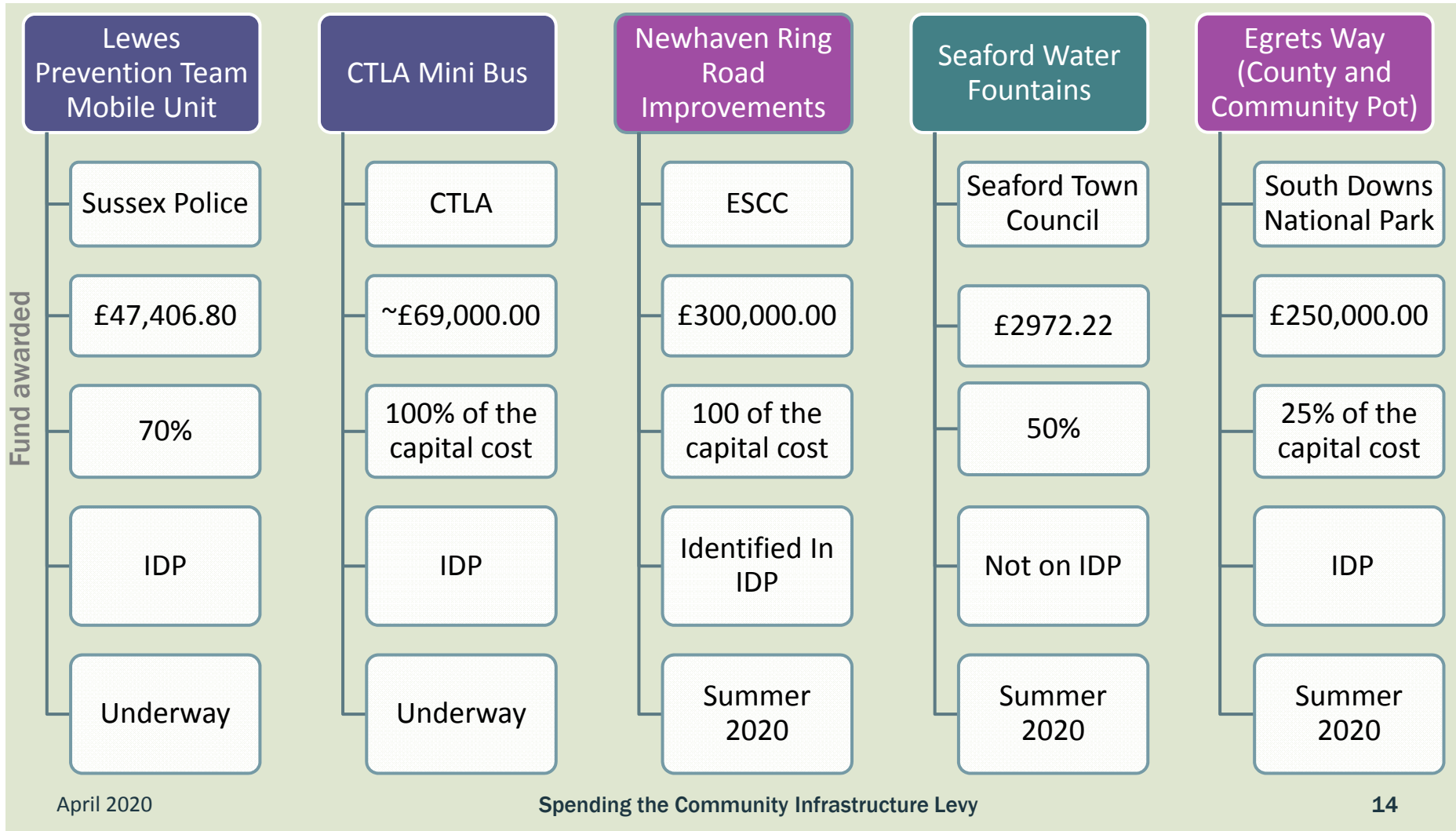
FUNDING AGREED FEB 2019



FUNDING AGREED OCTOBER 2019



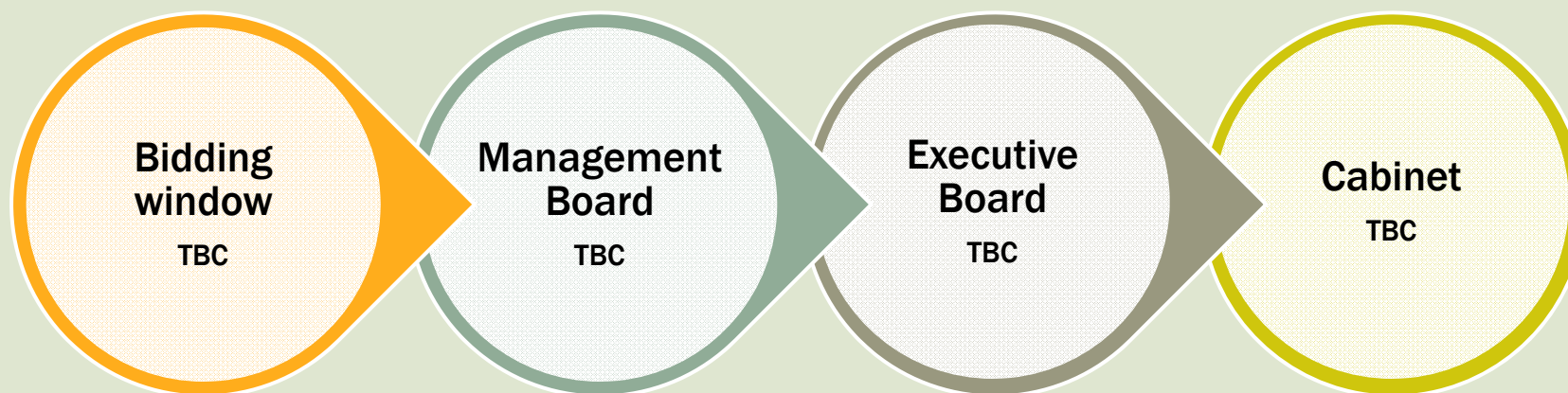
FUNDING AGREED OCTOBER 2019



NEXT BIDDING ROUND 2020



EXPRESSIONS OF Interest for CIL Funds To open Mid April



BIDDING INFORMATION-EOI



EXPRESSIONS OF INTEREST

- Open all year for submission
- Must be completed to be eligible for invitation to make a formal bid
- Can be submitted VIA email to CIL@Lewes.gov.uk or through online Consultation Software Inovem
- Requires infrastructure provider to confirm initial details of their project
- Prior to the bidding period opening, those providers who have met the required criteria will be invited to submit a formal bid.

FORMAL BIDDING ROUND



This will require submission of a detailed document which requests information on the following:

- Project Location
- Project Description
- Planning and Management of Project
- Project Funding, details of amount requested and matched funding sources
- Links to other CIL Regimes
- Project justification and community benefit
- Project barriers and risk
- Environmental risk
- Equality and Fairness
- Supporting documents
- Declaration

FUNDS AVAILABLE APRIL 2020



	Collected	Available in Pot to bid for
Strategic Pot	£3,267,810.36	£867,810.36
Community Pot	£1,089,270.12	£902,068.59
Community Small Projects Pot	£0.00	£0.00
Local Fund	£1,089,270.12	£671,933.90

BID ASSESSMENT



Based on:

- Priority (IDP/Neighbourhood Plan)
- Project Readiness
- Matched Funding and
- Risk – Environmental, Financial, Safety, Governance
- Community Support and benefit



Lewes District Council

APPENDICES

Regulations

REGULATION 59 – APPLICATION TO INFRASTRUCTURE



(1) A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

(2) CIL applied by the Mayor to funding infrastructure must be applied to funding the provision, improvement, replacement, operation or maintenance of roads or other transport facilities, including, in particular, funding for the purposes of, or in connection with, scheduled works within the meaning of Schedule 1 to the Crossrail Act 2008.

(3) A charging authority may apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure outside its area where to do so would support the development of its area.

(4) For the purposes of this regulation, any reference to applying CIL includes a reference to causing it to be applied, and includes passing CIL to another person for that person to apply to funding the provision, improvement, replacement, operation or maintenance of infrastructure.

(5) This regulation is subject to 59A, 59E, 59F, regulations 60 and 61.

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