

YEOVIL TOWN COUNCIL

COMMUNITY INFRASTRUCTURE POLICY



1. Purpose

- 1.1 This document defines the way that the Community Infrastructure Levy should be reported, monitored and used.

2. Definition

- 2.1 The Community Infrastructure Levy (CIL) is a tax on new development designed to pay for infrastructure that support growth.

3. Method of calculation

- 3.1 It is calculated at £40 per m² for residential development and £100 per m² for out of town large retail.
- 3.2 There are some exceptions to this – commercial/industrial development is not sufficiently profitable to make CIL contributions; the urban extensions in Yeovil should be exempt from CIL and they will be making equivalent contributions through the S106 requirement relating to the sites themselves; and affordable housing and self builds are normally exempt from the charge.
- 3.3 Town and Parish Councils in South Somerset will receive a proportion of the CIL funds collected in their Town or Parish. These proportions are set nationally.
- Where there is no neighbourhood plan in place 15% of CIL receipts from development within the Town/Parish area up to a maximum of £100 per pre-existing dwelling per annum.
 - Where a neighbourhood plan is in place, 25% of CIL receipts from developments within the Town/Parish area, with no maximum amount.
- 3.4 There is no neighbourhood plan for the Parish of Yeovil.

4. Administration of the Community Infrastructure Levy

- 4.1 Town and Parish Councils are responsible for spending their CIL within five years of the receipt of the funds from South Somerset District Council (SSDC). If it chooses to do so, SSDC has powers to recover funds that are not spent within five years.

- 4.2 Town and Parish Councils are required under Regulation 62A of the CIL Regulations to publish via their website (or SSDC's website) the amount of CIL received and spent within their area, a summary of the projects on which CIL was spent, details of any CIL returned to SSDC and any balances brought forward from previous years. This will be shown in a spreadsheet.
- 4.3 This should occur no later than the 31st December following the financial reporting year. A copy of the report should be sent to the Section 151 Officer at SSDC.
- 4.4 The Policy, Resources and Finance Committee will receive regular updates and will monitor that monies are spent within the five-year time frame.
- 4.5 CIL monies will be kept in an earmarked reserve.

5. Use of the Community Infrastructure Levy

- 5.1 In accordance with the Community Infrastructure Levy (Amendment) Regulations 2014 Sections 59A and 59C – CIL Parish Council Payment can be spent on infrastructure that supports growth. In other words, on anything that deals with the demands that development places on the area, such as:
- Transport infrastructure;
 - Open spaces;
 - Educational facilities;
 - Medical facilities;
 - Sporting and other recreational facilities;
 - Social and community facilities;
 - Affordable housing; and
 - Preparation of a neighbourhood plan.

6. Approval of use of the Community Infrastructure Levy

- 6.1 The use of the Community Infrastructure will be assessed by the Policy, Resources and Finance Committee based on whether the project will be spent on infrastructure supports growth (as indicated in section 5.1).
- 6.2 A report should be submitted to the Policy, Resources and Finance Committee, identifying how the project will assist with the demands that development places on the area.

Yeovil Town Council
30th July 2019
To be reviewed: July 2020