

Record of Delegated Executive Decision

1. Subject of decision

Submission of Draft Community Infrastructure Levy Charging Schedule and proposed modifications for examination

2. Name and Title of Decision Maker

Phil Scott, Head of Housing, Environment and Leisure

3. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

4. Executive summary (To be taken from written report)

The Community Infrastructure Levy (CIL) is a charge that can be levied against development to support the provision of infrastructure. Cabinet on 14th August 2017 approved for consultation a Community Infrastructure Levy Draft Charging Schedule, the second and final phase of consultation following publication of a Preliminary Draft Charging Schedule in February 2017. At its meeting on 14 August 2017 Cabinet also agreed that following consultation the Head of Environment, Housing and Leisure would have delegated power to make modifications to the CIL Draft Charging Schedule and submit the modifications and draft charging schedule for examination.

Following consultation a number of comments were received and a range of proposed modifications has been identified. The Authority now needs to agree those modifications and submit the CIL Draft Charging Schedule to the Planning Inspectorate for examination.

In addition the Authority needs to review its priorities for infrastructure delivery and the specific infrastructure that would be funded by monies raised through CIL.

5. Alternative Options considered

Two further options were considered:

Option 2

To agree in part to the submission of the proposed CIL Draft Charging Schedule subject to amendment to the proposed modifications schedule or proposed submission to the Planning Inspectorate.

Option 3

To reject the submission of the proposed CIL Draft Charging Schedule recommendations set out at paragraph 1.2 of the Officer Delegated Power report.

6. Decisions

- (1) the proposed modifications identified to the Community Infrastructure Levy Draft Charging Schedule, 2017 are agreed; and
- (2) the Community Infrastructure Levy Draft Charging Schedule 2017 and proposed modifications are submitted to the Planning Inspectorate for Examination.

7. Reasons for the Decisions

- i) The development of a CIL Charging Schedule would enable the Authority to ensure that new development contributes proportionately to strategic infrastructure provision.
- ii) The charging schedule set out with proposed modifications is set at a level that reflects the priority infrastructure the Authority can best deliver via the mechanism of CIL payments and has been tested as economically viable through the North Tyneside Area Wide Viability Assessment. The assessment is prepared in accordance with the national planning guidance provided by CLG and RICS guidance. The core assessment is based upon a development appraisal model developed by the HCA – now Homes England. The robustness of the Viability Appraisal has previously been subject to scrutiny in terms of its robustness by the independent planning inspector through examination of the Local Plan and will be scrutinised by an independent Planning Inspector during examination of the CIL.
- iii) Changes to the role of s106s now limit the pooling of contributions for the infrastructure needed to support new development making introduction of a suitable CIL Charging Schedule vital to infrastructure delivery.
- iv) Without the introduction of CIL it will only be possible to pool a maximum of five s106 planning contributions for an item or type of infrastructure, thus reducing the Authority's ability to ensure that new development contributes proportionately to infrastructure provision. Without CIL we miss the opportunity to collect contributions and provide benefits to these areas.

8. Date Decision Made

4 April 2018

9. Is this decision subject to call-in and if so expiry date of call-in period

Yes, the call-in period expires on Thursday 12 April 2018 after 5.00 pm

10. Date of Publication

Thursday 5 April 2018

11. Implementation Date (if decision not called in)

Thursday 12 April 2018 after 5.00 pm