

## **Introduction**

This report sets out the value of the Community Infrastructure Levy (CIL) that the Council has received and spent in 2019/20.

## **Community Infrastructure Levy (CIL)**

CIL is a tariff-based planning charge that enables Councils to raise funds from development, to contribute to region-wide infrastructure. The levy is charged at a set amount per square metre of additional floor area that varies depending on the development type and housing sub-market region within the district.

On 1<sup>st</sup> April 2019, Dorset Council took over the responsibility of CIL charging from the former district and borough council CIL charging authorities.

Government regulations require the charging authority to pass on a proportion of its CIL receipts, known as the neighbourhood proportion, on to local town and parish councils in whose area the chargeable development takes place. Where a neighbourhood plan has been adopted, this proportion is 25%, and where a neighbourhood plan has not been adopted, this is 15%. Swanage has not adopted a neighbourhood plan and therefore receives 15% of CIL receipts for developments in the parish of Swanage.

Town and parish councils must use the CIL receipts they receive to support the development of their area, or part of the area. They can fund the following:

- The provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development.
- Anything else that helps to address the demand that new development is placing on their area.

## Swanage Town Council annual monitoring report for CIL income and expenditure 2019/20

### CIL receipts received in 2019/20

This table sets out the total amount of CIL money that legacy Dorset Council collected on behalf Swanage Town Council in the last financial year.

<b>Application</b>	<b>Location</b>	<b>Description</b>	<b>Amount</b>
<b>PP 6/2017/0713</b>	Compass Point, Land West of Northbrook Road, Swanage	Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.	<b>£47,234.43</b>
<b>PP 6/2017/0359</b>	Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS	Demolition of existing farm buildings, the erection of twenty dwellings (including seven affordable) comprising thirteen detached homes, two semi- detached homes, and a block of five flats; create new access, parking, and landscaping.	<b>£15,820.20</b>
<b>PP 6/2018/0105</b>	128-132 High Street, Swanage, BH19 2PA	Erect a new dwelling.	<b>£3,549.08</b>
<b>PP 6/2017/0528</b>	Rear of 5 Boundary Close, Swanage, BH19 2JY	Sever plot and erect new detached dwelling with garage, and form new access from Lighthouse Road	<b>£1,945.15</b>
<b>PP 6/2018/0201</b>	The Pier Head, 1 High Street, Swanage, BH19 2AQ	Minor material amendment to PP 6/201/0293. Demolish existing out-buildings and partial demolition of Pier Head. Erection of six dwellings and commercial units with associated parking, landscaping and new vehicular access. To amend the wording of Condition 3 to vary the number of residential units that can be occupied before the ground floor commercial units are available for use.	<b>£4,340.33</b>
<b>PP 6/2018/0495</b>	1 St Vasts Road, Swanage, BH19 2BN	Variation to Condition 2 of PP 6/2017/0655. Demolition of existing dwelling and erection of eight-unit residential building, with associated access and parking. To amend the design of the lower ground floor plan, removal of two chimney stacks, and alter additional ground level brickwork on North west elevation.	<b>£7,217.12</b>

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<b>PP 6/2018/0624</b>	The Pier Head, 1 High Street, Swanage, BH19 2AQ	Make changes to the dwellings and commercial units approved under PP 6/2018/0201. To increase the size of two ground floor, and two second floor bedroom windows in front elevation (East). Add two new ground floor windows and delete three second floor lobby windows in North West (Eastern block) elevation and add glazing bars and a glazed door to commercial units on lower ground floor in the East elevation.	<b>£1,452.26</b>
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<b>Total CIL receipts received by Swanage Town Council 06/11/2019</b>	<b>£81,558.57</b>
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Application	Location	Description	Amount
<b>PP 6/2017/0713</b>	Compass Point, Land West of Northbrook Road, Swanage	Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.	<b>£47,234.43</b>
<b>PP 6/2017/0359</b>	Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS	Demolition of existing farm buildings, the erection of twenty dwellings (including seven affordable) comprising thirteen detached homes, two semi- detached homes, and a block of five flats; create new access, parking, and landscaping.	<b>£15,820.20</b>
<b>PP 6/2018/0495</b>	1 St Vasts Road, Swanage, BH19 2BN	Variation to Condition 2 of PP 6/2017/0655. Demolition of existing dwelling and erection of eight-unit residential building, with associated access and parking. To amend the design of the lower ground floor plan, removal of two chimney stacks, and alter additional ground level brickwork on North west elevation.	<b>£7,217.12</b>
<b>PP 6/2017/0359</b>	Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS	Demolition of existing farm buildings, the erection of twenty dwellings (including seven affordable) comprising thirteen detached homes, two semi- detached homes, and a block of five flats; create new access, parking, and landscaping.	<b>£5,273.40</b>
<b>PP 6/2018/0577</b>	Hillcrest, 8 Durlston Road, Swanage, BH19 2DL	Sever land and erect four 3-bedroom town houses with parking.	<b>£6,604.46</b>

## Swanage Town Council annual monitoring report for CIL income and expenditure 2019/20

<b>PP 6/2017/0439</b>	Knapp Store Limited, 198 High Street, Swanage, BH19 2PQ	Demolish existing building and erect two semi-detached dwellings.	<b>£770.71</b>
<b>PP 6/2016/0472</b>	68 Queens Road, Swanage, BH19 2EX	Demolish conservatory and insert two dormers to the existing dwelling; form new vehicular access. Erect detached dwelling with associated parking.	<b>£935.55</b>
<b>PP 6/2017/0528</b>	Rear of 5 Boundary Close, Swanage, BH19 2JY	Sever plot and erect new detached dwelling with garage, and form new access from Lighthouse Road.	<b>£4,538.69</b>
<b>PP 6/2016/0618</b>	Former Police Station Premises, Argyle Road and Kings Road West, Swanage, BH19 1HZ	Alterations and extensions to former police station to facilitate conversion to six dwellings	<b>£699.30</b>
<b>Total CIL receipts received by Swanage Town Council</b>			<b>£89,093.86</b>
<b>Total CIL receipts relating to the 2019/20 financial year</b>			<b>£170,652.43</b>

### CIL expenditure in 2019/20

This table sets out the total amount of CIL money that Swanage Town Council spent in the last financial year as well as what it has been spent on.

Item	Location	Description	Amount
			£0
<b>Total CIL expenditure</b>			<b>£0</b>

## Swanage Town Council annual monitoring report for CIL income and expenditure 2019/20

Although the council did not spend any CIL receipts during 2019/20, it committed £100,000 of CIL receipts as a contribution to fund capital works being carried out by the unitary authority for improvements to Institute Road, Swanage in 2020/21.

### CIL repayments in 2019/20

If Swanage Town Council does not spend the CIL money passed to it within 5 years, Dorset Council can issue a notice requesting that the money be repaid. This table sets out the total amount of CIL money subject to such a notice and the total amount of CIL money repaid to legacy Dorset Council in this financial year.

Amount of CIL subject to repayment notice	Amount of CIL repaid
£0	£0

### Unspent CIL money

This table sets out the total amount of CIL money received in this financial year that has not been spent as well as CIL money from previous years that has not been spent.

Unspent receipts from current year	Unspent receipts from previous years	Total amount of unspent receipts
£170,652.43	£60,851.33	£231,503.76