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Our Ref: CIL payments
Date: 29 October 2018

Swanage Town Council
C/O Dr M Ayres
Town Hall
Swanage, BH19 2NZ
admin@swanage.gov.uk

Dear Dr Ayres

Community Infrastructure Levy Regulations 2010 (as amended), Regulation 59A: Duty to pass CIL to local councils

CIL Receipts 1 April 2018 to 30 September 2018; financial year 2018/19

Under CIL Regulation 59A Purbeck District Council is required to pass 15%, subject to a maximum of £100 per dwelling, of the CIL receipts for development in a parish to the local town or parish council.

This money must be spent in accordance with Regulation 59C on:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else that is concerned with addressing the demands that development places on an area.

A BACS Remittance, to the sum of **£24,882.68**, will be transferred to the Town Council's bank account in the next few days. This equates to 15% of the CIL receipts from the following developments at:

- 6/2016/0373: 47 Rabling Road Swanage BH19 1ED. **£2,367.83**
- 6/2017/0293: The Pier Head, 1 High Street, Swanage, BH19 2AQ. **£4,340.33**
- 6/2018/0024: Durlston Barns, Southcliffe Road, Swanage, BH19 2JG. **£833.28**
- 6/2017/0359: Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS. **£15,820.20**
- 6/2018/0105: 128-132 High Street, Swanage, BH19 2PA. **£1,521.04**

You should be aware that if monies are not spent in accordance with Regulation 59c, and within 5 years, then the Council may serve notice to you to repay the appropriate amount of money. You are also required to report annually on the CIL money you receive and how you've spent it. Details of these requirements are overleaf.

If you would like to discuss your ideas on expenditure to help avoid not complying with the regulations or have a general query please do not hesitate to contact me.

Yours sincerely
Malcolm Davies
Planning Agreement Monitoring Officer

Extract from Community Infrastructure Regulations 2010 (as amended):

Reporting by local (parish and town) councils, 62A.

- (1) A local council must prepare a report for any financial year (“the reported year”) in which it receives CIL receipts.
- (2) The report must include—
 - (a) the total CIL receipts for the reported year;
 - (b) the total CIL expenditure for the reported year;
 - (c) summary of CIL expenditure during the reported year including—
 - (i) the items to which CIL has been applied; and
 - (ii) the amount of CIL expenditure on each item; and
 - (d) details of any notices received in accordance with regulation 59E, including—
 - (i) the total value of CIL receipts subject to notices served in accordance with regulation 59E during the reported year;
 - (ii) the total value of CIL receipts subject to a notice served in accordance with regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reported year.
 - (e) the total amount of—
 - (i) CIL receipts for the reported year retained at the end of the reported year; and
 - (ii) CIL receipts from previous years retained at the end of the reported year.
- (3) The local council must—
 - (a) publish the report—
 - (i) on its website;
 - (ii) on the website of the charging authority for the area if the local council does not have a website; or
 - (iii) within its area as it considers appropriate if neither the local council nor the charging authority have a website, or the charging authority refuses to put the report on its website in accordance with paragraph (ii); and
 - (b) send a copy of the report to the charging authority from which it received CIL receipts, no later than 31st December following the reported year, unless the report is, or is to be, published on the charging authority’s website.

Community Infrastructure Levy (CIL) briefing note for town and parish councils

What CIL money Purbeck District Council will pay you and when

The Council will pass 15% of CIL receipts for development in your Parish to the Town / Parish Council. For those parishes developing neighbourhood plans, this will rise to 25% for all permissions granted after the plans are adopted. The proportion of CIL receipts from contributions collected after the plans are adopted from permissions granted before adoption will remain at 15%

The Council pays the money twice a year – for the first half of the financial year ending in September, we pay by the end of October. For the second half of the financial year ending in March, we pay by the end of April.

In any financial year, the total CIL the Council can pass to a Parish or Town Council cannot exceed £100 per property in that parish. So for example, if there are 194 properties in a parish, the Council can only pay a maximum of £19,400 in CIL money to that Parish Council in any financial year.

What the Town / Parish Council can spend the money on

You can spend the money on:

- provision, improvement, replacement, operation or maintenance of infrastructure; or
- anything else that is concerned with addressing the demands that development places on an area.

If you do not spend the money within 5 years, then Purbeck District Council may serve notice on you to repay the appropriate amount of money.

What the Town / Parish Council must do if it receives CIL money

If you receive CIL money, you need to report annually on the money you receive and how you have spent it. The report must include:

- the total CIL receipts for the financial year;
- the total CIL expenditure for the financial year;
- summary of CIL expenditure during the financial year, including:
 - the items on which CIL money has been spent; and
 - the amount of CIL expenditure on each item.
- details of any notices received requesting repayment of CIL money including:
 - the total value of CIL receipts subject to notices during the financial year; and
 - the total value of CIL receipts subject to notices not paid by the end of the financial year
- the total amount of:
 - CIL receipts for the financial year retained at the end of the year; and
 - CIL receipts from previous years retained at the end of the financial year

You must publish this report on your website if you have one and send us a copy. If you don't have a website, we will publish it on ours.

Infrastructure projects to be funded at least in part by the CIL:

Purbeck District Council has published a list (known as a regulation 123 list) setting out what it will spend CIL income on. The list is below:

- Heathland Mitigation – this is essential to enable residential development to come forward without causing harm to protected heathland, and will include:
 - i) Visitor access management, wardening, education, and monitoring;
 - ii) Visitor access management of Winfrith Heath;
 - iii) Visitor access management at Studland; and
 - iv) Visitor access survey and recreation strategy to inform site and visitor access management at Arne/Hartland/Stoborough.
- Nitrogen mitigation projects for infill and windfall development. Settlement extensions are expected to be nitrogen neutral.
- Recreational impact on Poole Harbour Special Protection Area for all developments.
- Swanage to Wareham Rail Reconnection – the Council is committed to finding funding towards the reconnection which is part of the Purbeck Transportation Strategy.
- Projects identified as critical to the delivery of Purbeck Local Plan Part 1 as set out in the infrastructure plan. These include:
 - i) Purbeck Transportation Strategy infrastructure projects:
 - A35 / A351 Baker's Arms roundabout improvements;
 - Public transport service enhancements;
 - Upton footway / cycleway improvements; and
 - Swanage sustainable transport improvements;
 - ii) Education infrastructure;
 - iii) Other Social Infrastructure, including libraries; and
 - iv) Green Infrastructure, including sports, recreation and play areas not linked to housing allocations in any local plans so far as not included under previous headings in this Regulation 123 list.

The Council will update the infrastructure plan regularly. Projects addressing Habitat Regulations requirement will be prioritised for funding, followed by repayment of the loan to kick start the Swanage to Wareham Rail Connection. Other projects will be considered as funds become available.

If you have any questions regarding CIL, please contact:

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