

Introduction

This report sets out the value of the Community Infrastructure Levy (CIL) that the Council has received and spent in 2022/23.

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. Dorset Council is the CIL charging authority.

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 2022/23

CIL receipts received in 2022/23

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

Application	Location	Description	Amount
P/6/FUL/2021/05038	Plot adj to 51 Rabling Road, Swanage, BH19 1ED	Erect 2no. 4 bed semi-detached houses with detached garages. Form new pedestrian and vehicular access.	£3,911.75
6/2018/0493	Former St Marys School, Manor Road, Swanage, BH19 2BH	Demolish temporary classrooms and outbuildings and convert existing remaining buildings to form 10 dwellings and erect 20 new dwellings with parking and landscaping. Removal of existing raised water tank	£34,484.51
P/FUL/2022/00797	48 Victoria Avenue, Swanage, BH10 1AP	Erect a block of 2 flats and 2 maisonettes with car parking	£5,279.33
6/2020/0549	9 Manor Road, Swanage, BH19 2BH	Sever plot & erect a detached dwelling	£2,863.36
6/2021/0314	Purbeck Centre (former Grammar School), Northbrook Road, Swanage, BH19 1QE	Demolition of former school, buildings & structures. Erection of 90 dwellings & the formation of a new vehicular access from Northbrook Road.	£57,795.15
P/HOU/2022/01413	Carradale, Priests Way, Herston, Swanage, BH19 2RS	Replacement detached store and annexe.	£235.21
6/2019/0648	3 De Moulham Road, Swanage, BH19 1NP	Demolish existing dwelling & erect 4 new houses with off street parking & gardens	£5,457.05
Total CIL receipts received by Swanage Town Council 24/10/2022			£110,026.36

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Application	Location	Description	Amount
P/6/FUL/2021/05038	Plot adj to 51 Rabling Road, Swanage, BH19 1ED	Erect 2no. 4 bed semi-detached houses with detached garages. Form new pedestrian and vehicular access.	£9,127.42
6/2018/0493	Former St Marys School, Manor Road, Swanage, BH19 2BH	Demolish temporary classrooms and outbuildings and convert existing remaining buildings to form 10 dwellings and erect 20 new dwellings with parking and landscaping. Removal of existing raised water tank	£34,484.51
PP 6/2018/0459	Land adjoining 11 Bell Street, Swanage, BH19 2RY	Erect two new dwellings	£155.99
P/FUL/2022/06193	56 Bell Street, Swanage, BH19 2SB	Severance of land for the erection of a bungalow with car parking	£805.84
P/FUL/2022/05040	102 Victoria Avenue, Swanage, BH19 1AS	Sever plot, erect four apartments and parking. Form access.	£3,099.25
6/2019/0648	3 De Moulham Road, Swanage, BH19 1NP	Demolish existing dwelling & erect 4 new houses with off street parking & gardens	£5,457.05
Total CIL receipts received by Swanage Town Council 26/04/2023			£53,130.06
Total CIL receipts relating to the 2022/23 financial year			£163,156.42

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CIL expenditure in 2022/23

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
1	Beach Gardens, Swanage, BH19 1PG	Installation of Astroturf playing surface-court 3	£6,000.00
2	Days Park, Northbrook Road, Swanage, BH19 1NN	Supply and installation of footpath lighting	£24,492.00
Total CIL expenditure			£30,492.00

CIL repayments in 2022/23

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
£163,156.42	£150,642.98	£313,799.40