

Community Infrastructure Levy Annual Report

June 2018

Bassetlaw District Council

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1 Background

- 1.1 The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to seek to raise funds from new development, in the form of a levy, in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development.
- 1.2 Following an examination of the Bassetlaw District Council Charging Schedule in November 2012, Bassetlaw District Council approved the implementation of its Community Infrastructure Levy from the 1st September 2013.
- 1.3 The CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements). CIL does not fully replace Section 106 Agreements.
- 1.4 On particular developments site specific mitigation requirements may still need to be provided through a Section 106 Agreement in addition to CIL. Section 106 Agreements and planning conditions will continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space, connection to utility services (as required by legislation), habitat protection, access roads and archaeology. The principle is that all eligible developments must pay towards CIL as well as any development specific requirement to be secured through Section 106 Agreements.
- 1.5 The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements.
- 1.6 A further amendment to the CIL Regulations in 2013 requires a 'meaningful proportion' of CIL receipts to be passed to the local town or parish council for the area where the development takes place (known as local infrastructure monies). The meaningful proportion to be passed to the local council is set at 15% of the relevant CIL receipts with a maximum cap of £100 per Council tax dwelling in the parish (with a further multiplier applied).
- 1.7 Where a Neighbourhood Plans is in place the 'meaningful proportion' will rise to 25% with no maximum cap specified. There are now ten Neighbourhood Development Plan that are in place:
 - East Markham - adopted/made 27th April 2018
 - Sutton cum Lound – adopted/made 16th February 2018
 - Misson – adopted/ made 7th September 2018
 - Clarborough and Welham – adopted/made 9th March 2017
 - Cuckney, Norton, Holbeck and Welbeck – adopted/made 9th March 2017

- Elkesley parish – adopted/made 12th November 2015
- Harworth & Bircotes parish – adopted/made 3rd December 2016
- Shireoaks parish – adopted/made 17th November 2016
- Sturton ward – adopted/made 11th February 2016
- Tuxford parish - adopted/made 10 November 2016

1.8 A Charging Authority is required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL. This is the third year which CIL has been collected in. For details on previous years, please see earlier reports.

2. Report for 2017/2018 Period

Summary of all CIL monies

- 2.1 This table shows an overall summary of the transactions of CIL monies over the 2017/18 financial year. The full table of receipts for 2017/18 and monies invoiced in 2017/18 for are shown in Appendix A. The developments where CIL monies have been collected from since adoption is shown in Appendix B. The specific projects which CIL monies have been spent (i.e. expenditure) in 2017/18 is detailed in Appendix C.

Total CIL summary 2017/18	
Total CIL receipts ¹ for the reported year:	£734,775.37
Total CIL carried over from the previous year(s): ²	£1,333,774.23
Total CIL expenditure for strategic infrastructure in the reported year:	£23,000
Total CIL expenditure for local infrastructure in the reported year:	£77,168.79
Total amount of CIL applied to administrative expenses pursuant to regulation	£103,427.48
Above as a percentage of CIL collected in the reported year	5%
Total CIL retained at the end of the reported year ³	£1,864,953.33

- 2.2 There has been no land or infrastructure given in kind during this financial year.

Strategic CIL monies

- 2.3 From the CIL monies collected, the majority of this is spent on strategic infrastructure identified on the Council's regulation 123 list. The table below shows the breakdown of the money available for strategic infrastructure.

Strategic CIL Monies (summary) 2017/18	
Total CIL receipts for the reported year:	£585,373.03
Total CIL carried over from the previous year(s):	£1,037,866.80
Total CIL expenditure for the reported year:	£23,000
Total CIL retained at the end of the reported year	£1,623,239.83

¹ These are monies that have actually been received by the District Council and does not account for those that have been invoiced for and not paid yet.

² This figure has been updated to reflect previous years' expenditure to cover the administrative expenses

³ This figure includes any expenditure throughout the year including administrative fees

Local CIL monies

- 2.4 From the CIL monies collected, there is a meaningful proportion which should be spent on the area in which it was collected. The table below shows the breakdown of the money available for local infrastructure.

Local CIL Monies (summary) 2017/18	
Total CIL receipts for the reported year:	£112,663.58
Total CIL carried over from the previous year(s):	£213,284.89
Total CIL expenditure for the reported year:	£77,168.79
Total CIL retained at the end of the reported year	£136,116.10

- 2.5 Once there are CIL monies paid from a local area where there is a parish or town council, the District Council's preference is to pass this money to the parish/town council to spend the money. However, the District Council will also hold monies for local areas, or spent it on their behalf, at the request of the parish/town council. In Worksop and Retford, there a town council is not present, the District Council as charging authority will be responsible for spending this money on local infrastructure. For full details of the breakdown of these local monies, please see Appendix D.

Appendix A: Developments CIL has been collected from

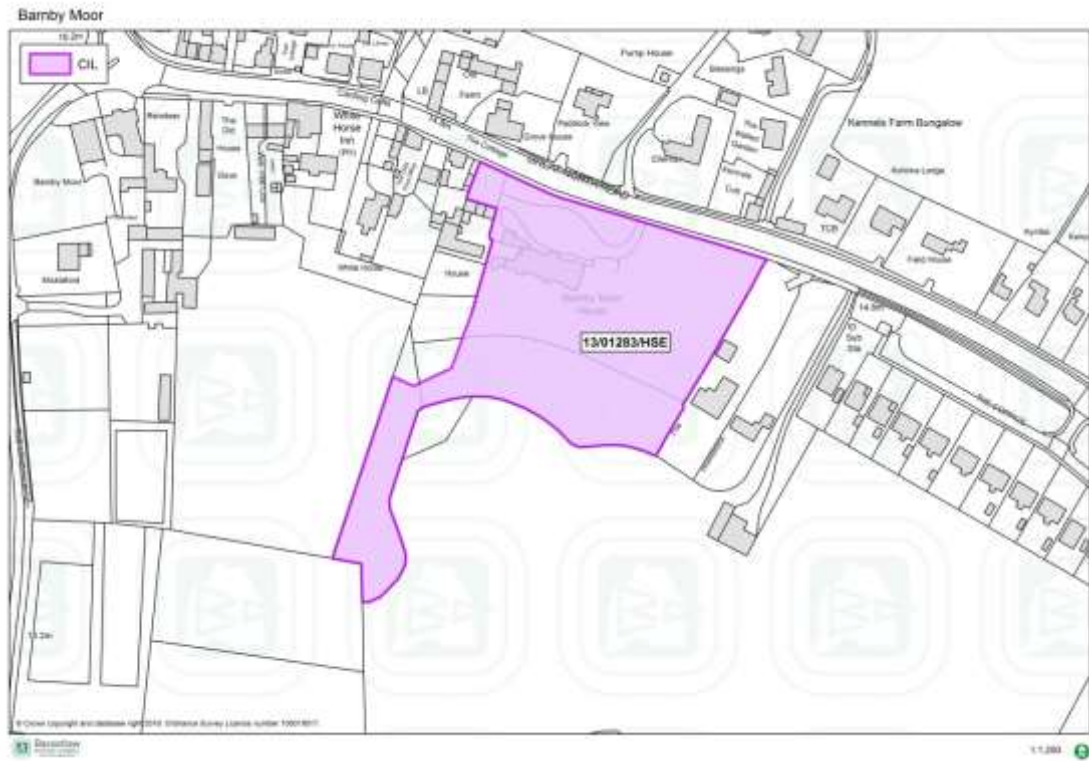
The table below shows the CIL monies received in 2017/18 financial year.

Planning Application reference	Location	Invoices raised for CIL in 2017/18	Outstanding CIL to be paid	Amount of CIL paid
2017/18				
16/00276/RES	Everton		£0.00	£31,907.44
15/00083/FUL	Retford	£1,849.03	£0.00	£5,200.00
15/01364/RSB	Retford		£0.00	£44,269.06
16/01224/COU	Worksop		£12,859.19	£1,970.00
15/00864/RSB	Worksop		£0.00	£3,875.00
16/00342/FUL	Rhodesia		£0.00	£8,857.22
16/01290/FUL	Harworth		£5,000.00	£9,594.59
16/00438/FUL	Worksop		£0.00	£12,282.63
16/01226/RSB	Everton		£0.00	£12,567.65
16/00010/FUL	Retford		£0.00	£3,039.51
15/00865/FUL	Worksop		£0.00	£7,627.68
16/01600/FUL	Rampton		£0.00	£15,058.70
15/00628/FUL	Worksop	£1,593.90	£0.00	£1,593.90
15/01584/FUL	Worksop	£11,231.48	£8,423.61	£2,807.87
14/01200/FUL	Tuxford	£4,474.05	£0.00	£4,474.05
16/01588/RES	Ranskill	£112,538.25	£0.00	£112,538.25
15/01443/FUL	Rampton	£22,660.38	£0.00	£22,660.38
13/00086/FUL	Retford	£6,229.62	£0.00	£6,229.62
16/00825/FUL	Retford	£10,068.08	£0.00	£10,068.08
14/00500/RSB	Rhodesia	£4,304.31	£0.00	£4,304.31
17/00897/NMA	Worksop	£4,864.86	£3,648.64	£1,216.22
13/00471/RENU	Worksop	£11,655.55	£8,741.66	£2,913.89
15/01309/FUL	Harworth	£14,878.11	£0.00	£14,878.11
16/01487/RES	Worksop	£708,926.27	£354,463.13	£354,463.14
17/00929/RES	East Markham	£13,810.77	£0.00	£13,810.77
17/00939/FUL	Ranskill	£21,662.27	£16,246.70	£5,415.57
17/01048/VOC	Worksop	£11,909.71	£0.00	£11,909.71
17/00777/FUL	Carlton in Lindrick	£1,483.46	£1,112.59	£370.87
16/01678/FUL	Retford	£13,389.42	£10,389.42	£3,000.00
13/01383/FUL	Mattersey	£11,542.29	£5,671.14	£5,871.15
15/00416/FUL	Beckingham	£11,723.03	£11,723.03	£0.00
17/00033/RES	Worksop	£263,610.81	£263,610.81	£0.00

Planning Application reference	Location	Invoices raised for CIL in 2017/18	Outstanding CIL to be paid	Amount of CIL paid
16/00861/FUL	Harworth	£1,302.49	£1,302.49	£0.00
17/00757/RES	Everton	£116,374.77	£116,374.77	£0.00
14/01269/FUL	Retford	£9,527.72	£9,527.72	£0.00
17/00271/RES	Shireoaks	£580,500.00	£580,500.00	£0.00
13/01347/VOC	Rampton	£2,725.89	£2,725.89	£0.00
Total		£1,974,836.52	£1,412,320.79	£734,775.37

Appendix B: Maps to show all the developments where CIL has been collected from since adoption

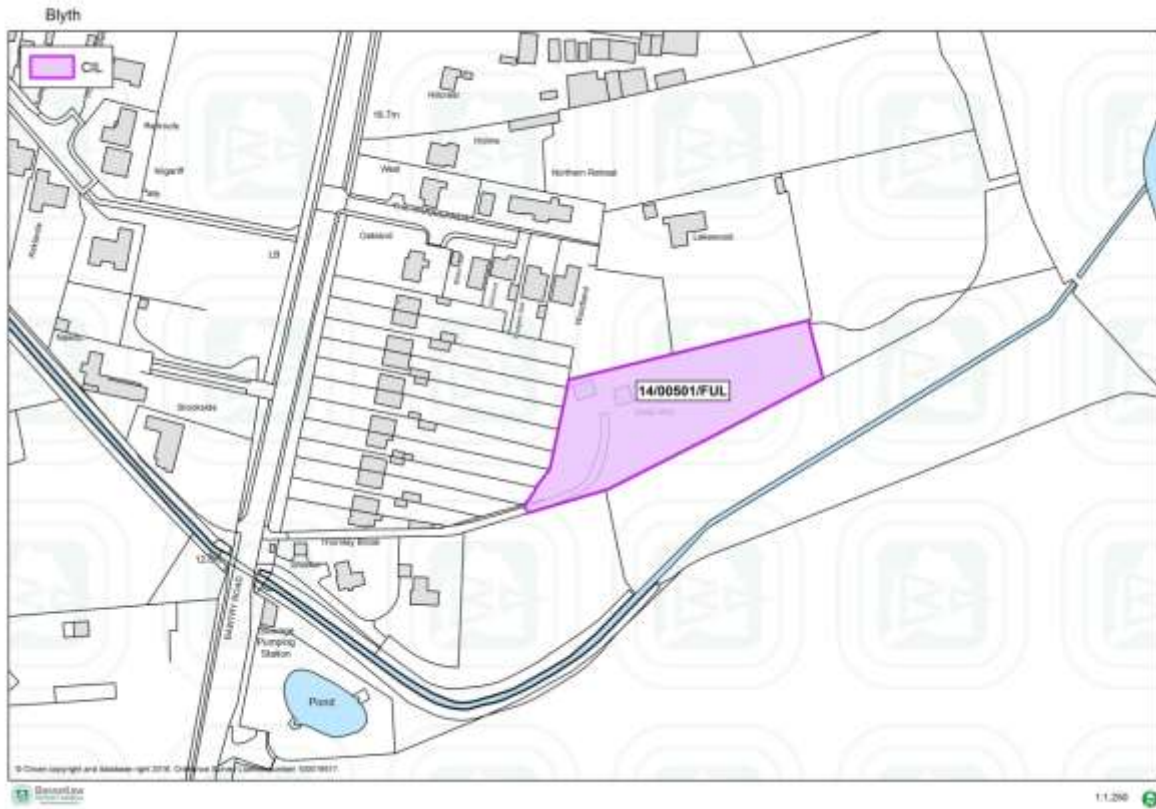
Barnby Moor



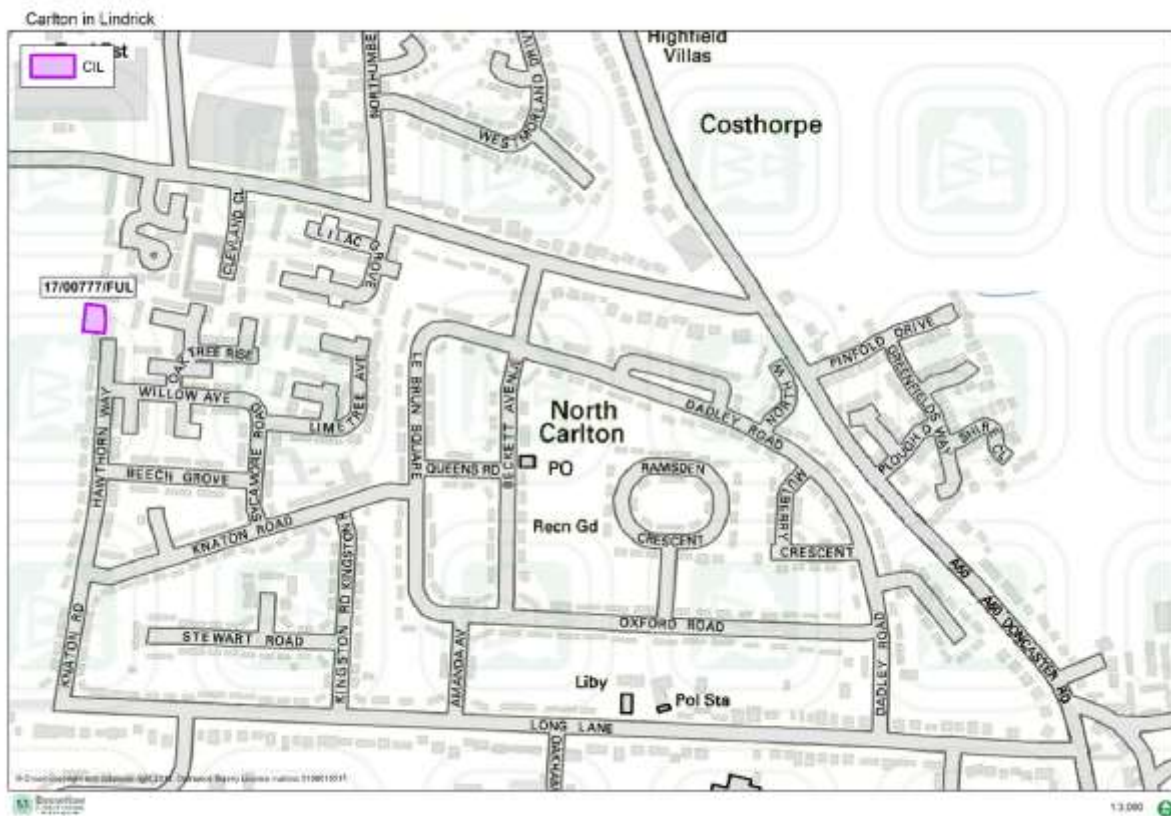
Beckingham



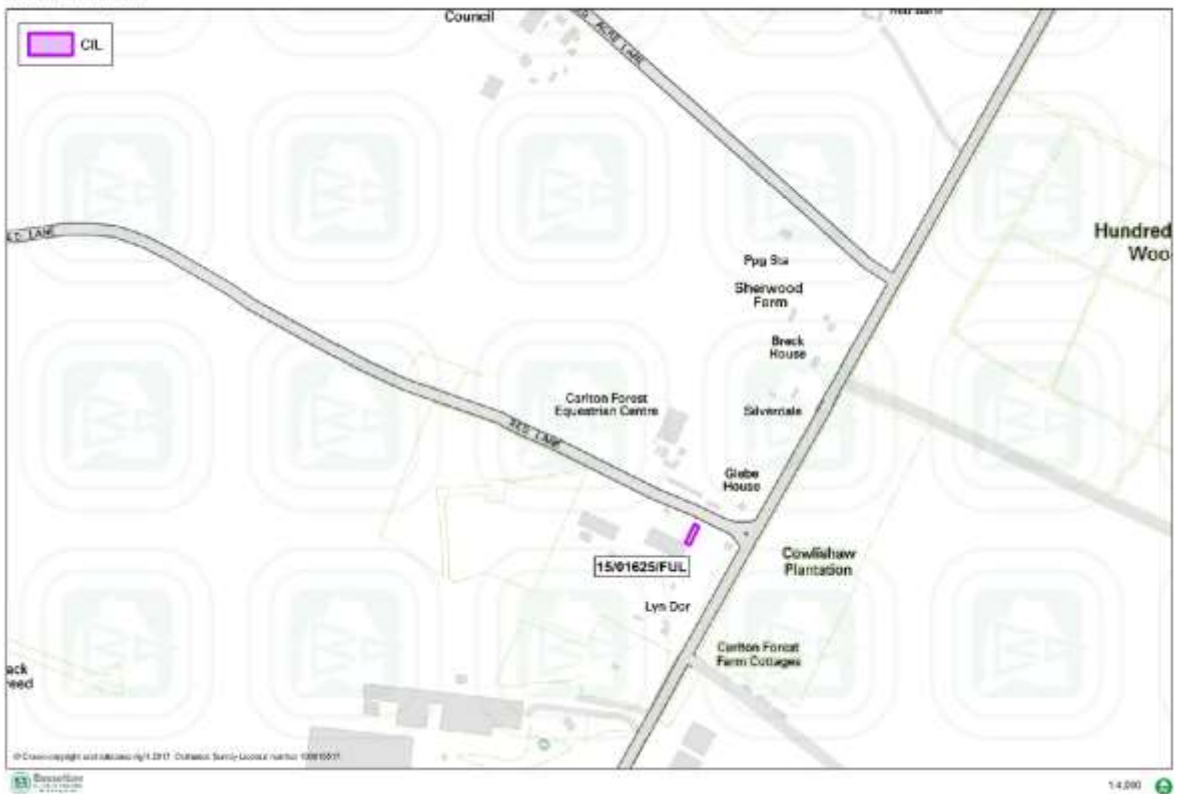
Blyth



Carlton in Lindrick



Carlton in Lindrick

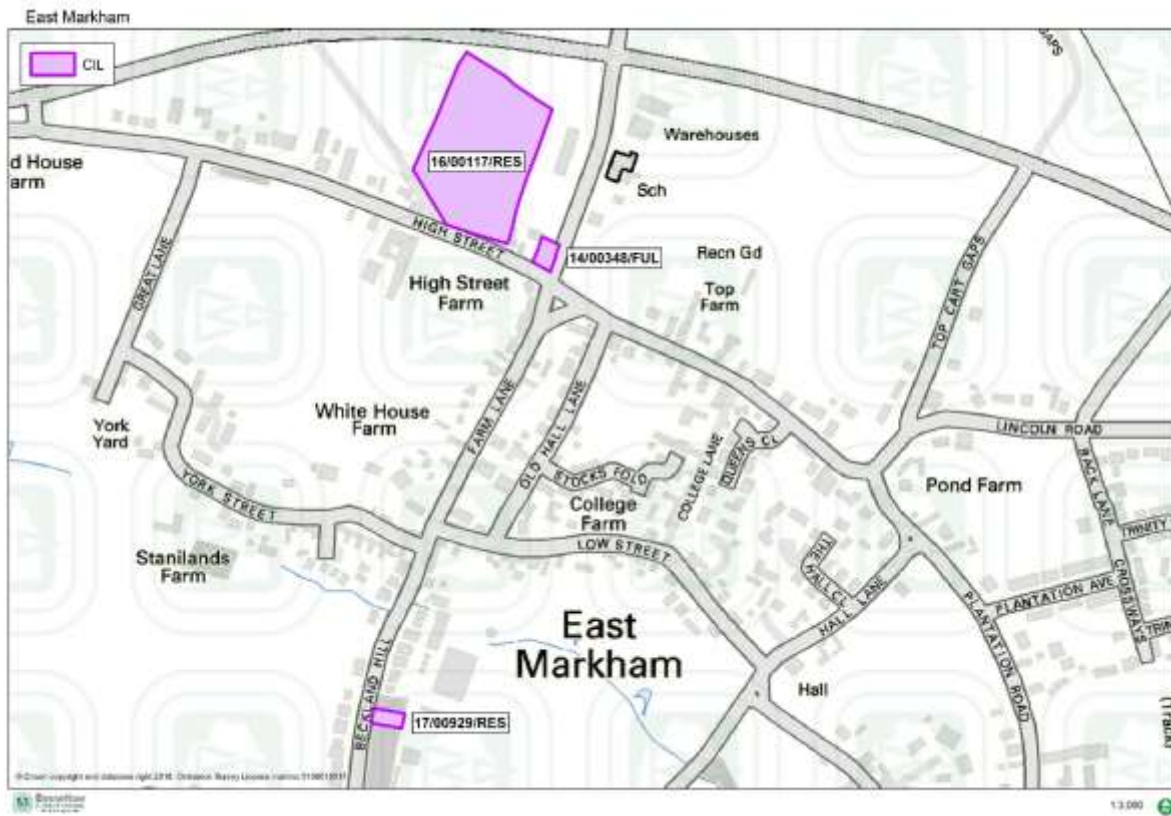


Clarlborough

Clarlborough



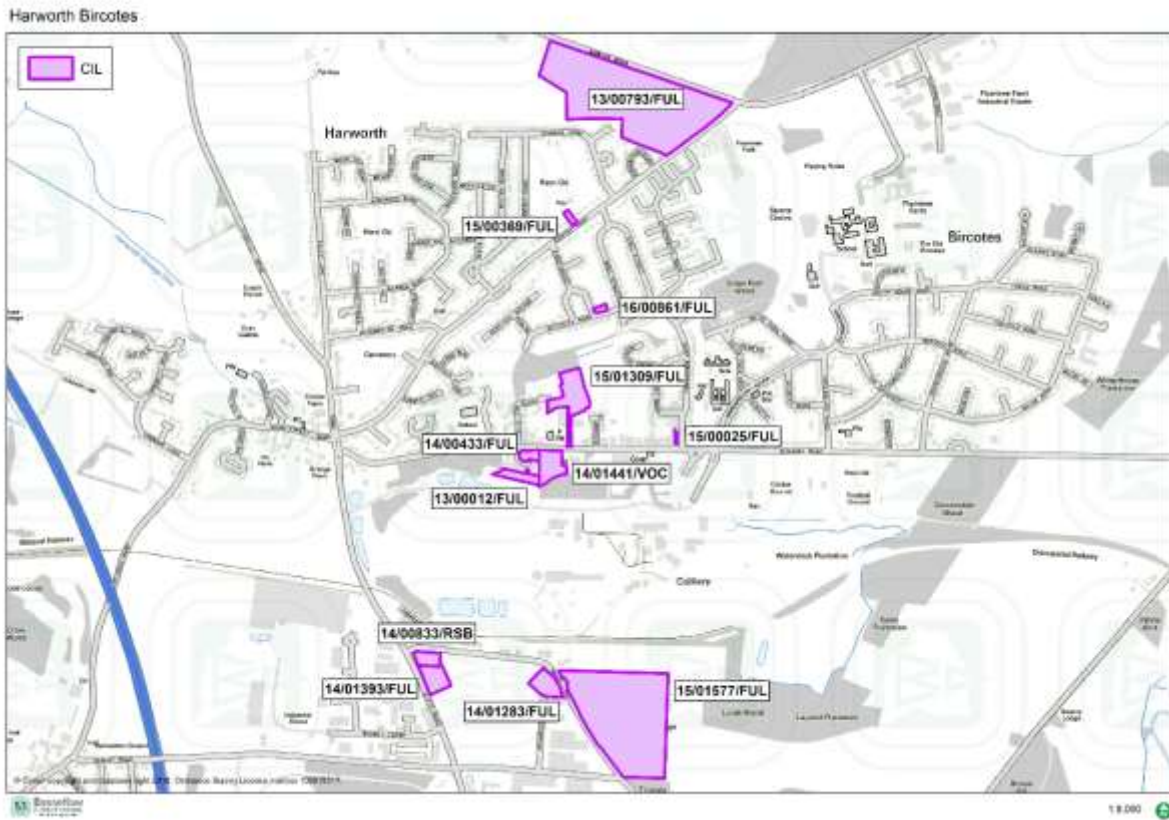
East Markham



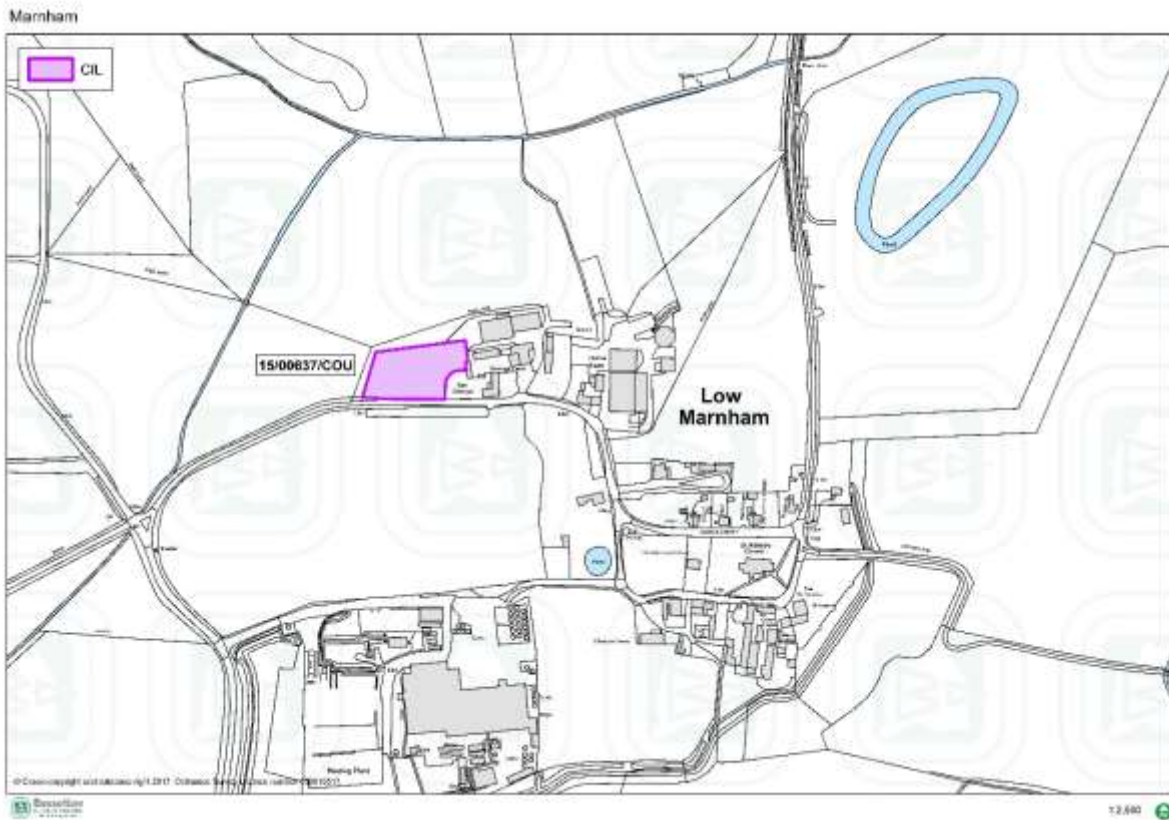
Everton



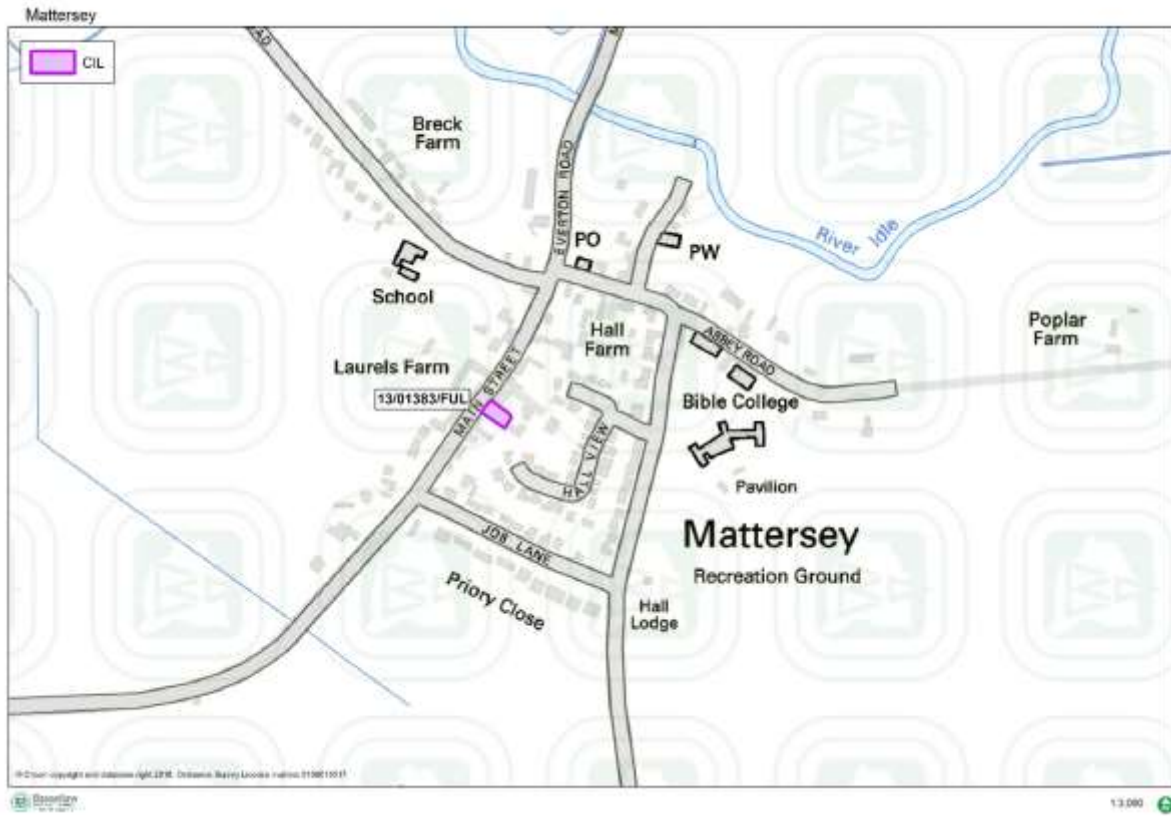
Harworth Bircotes



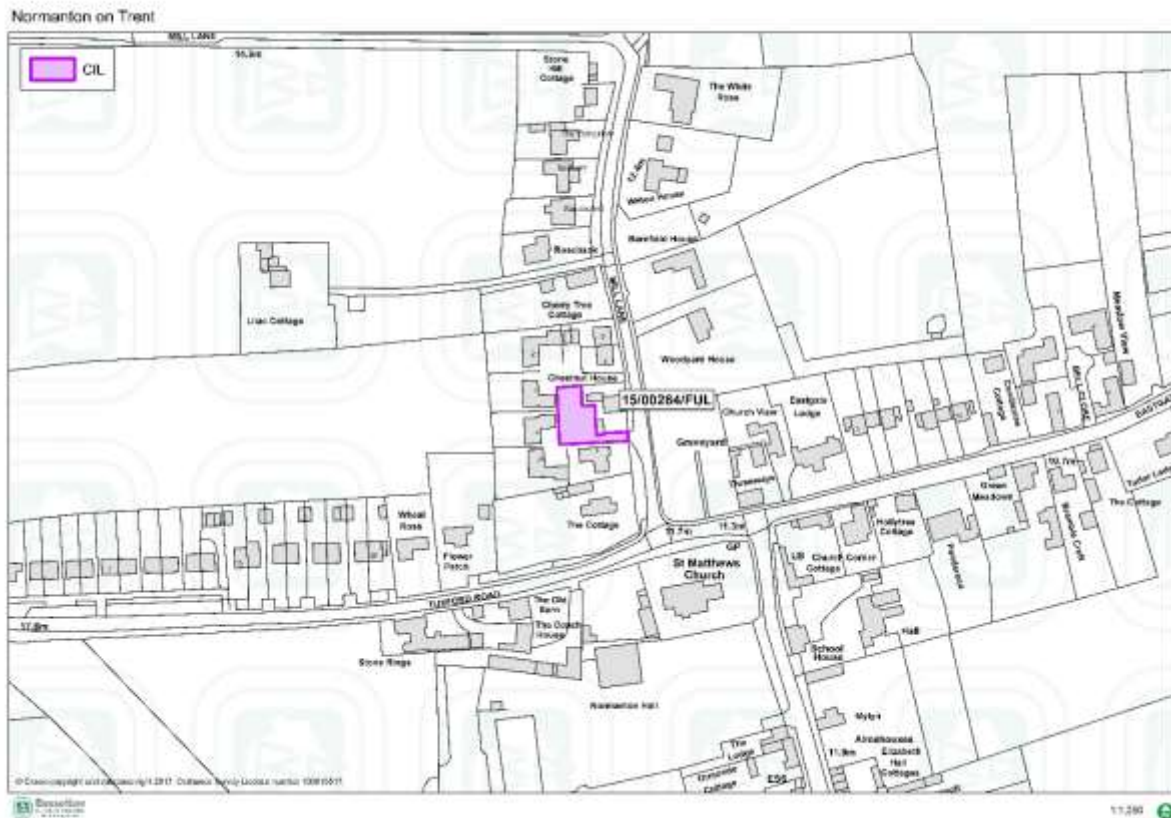
Marnham



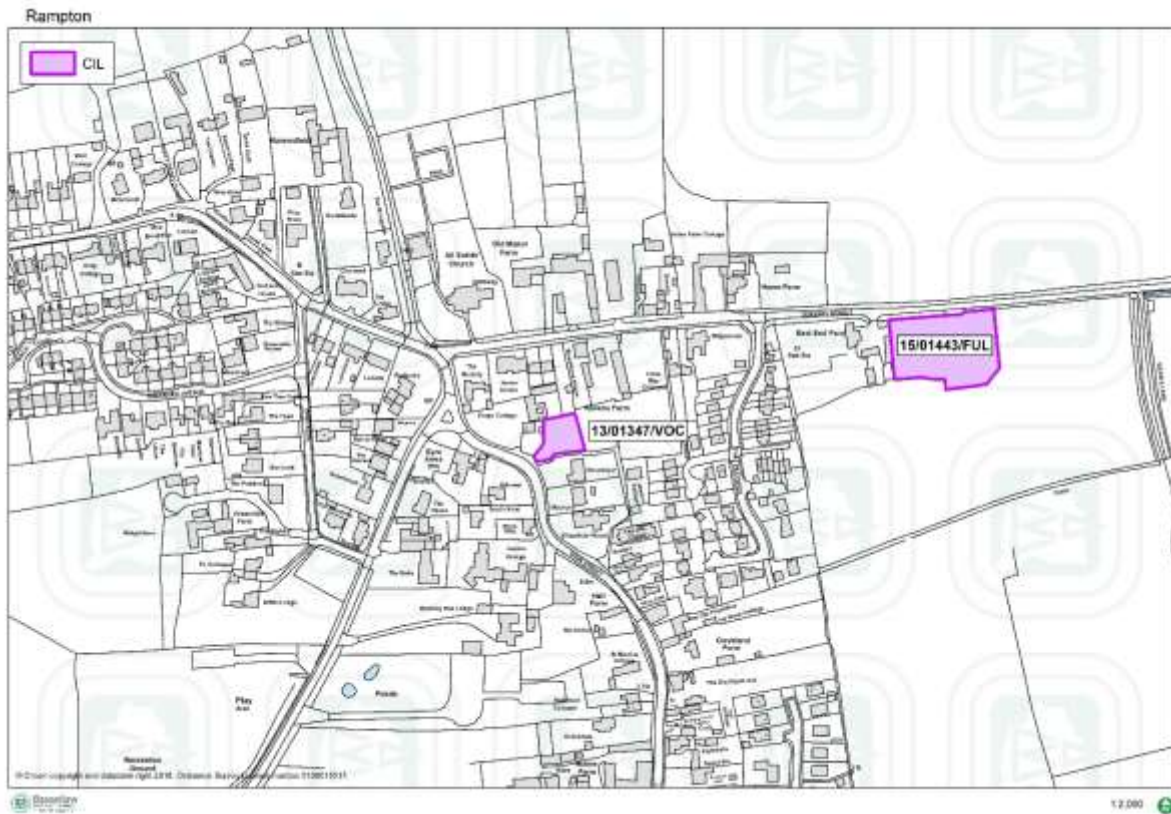
Mattersey



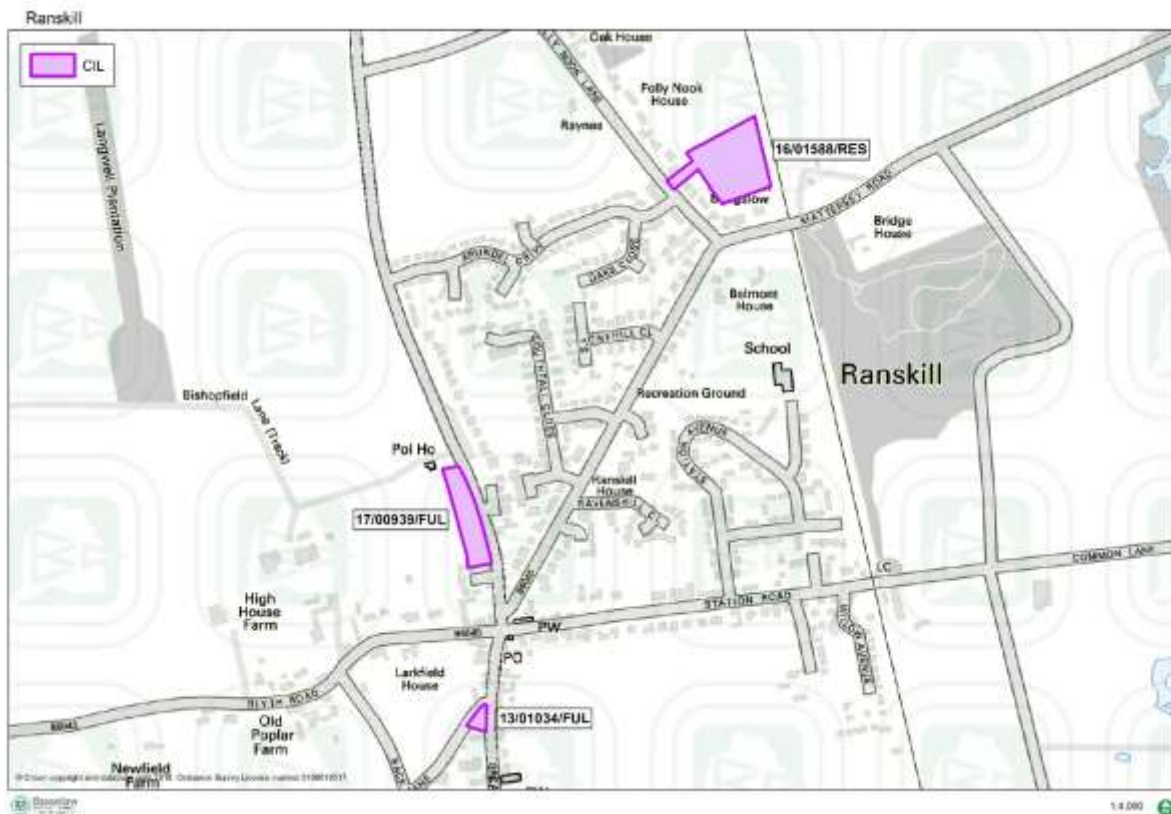
Normanton-on-Trent



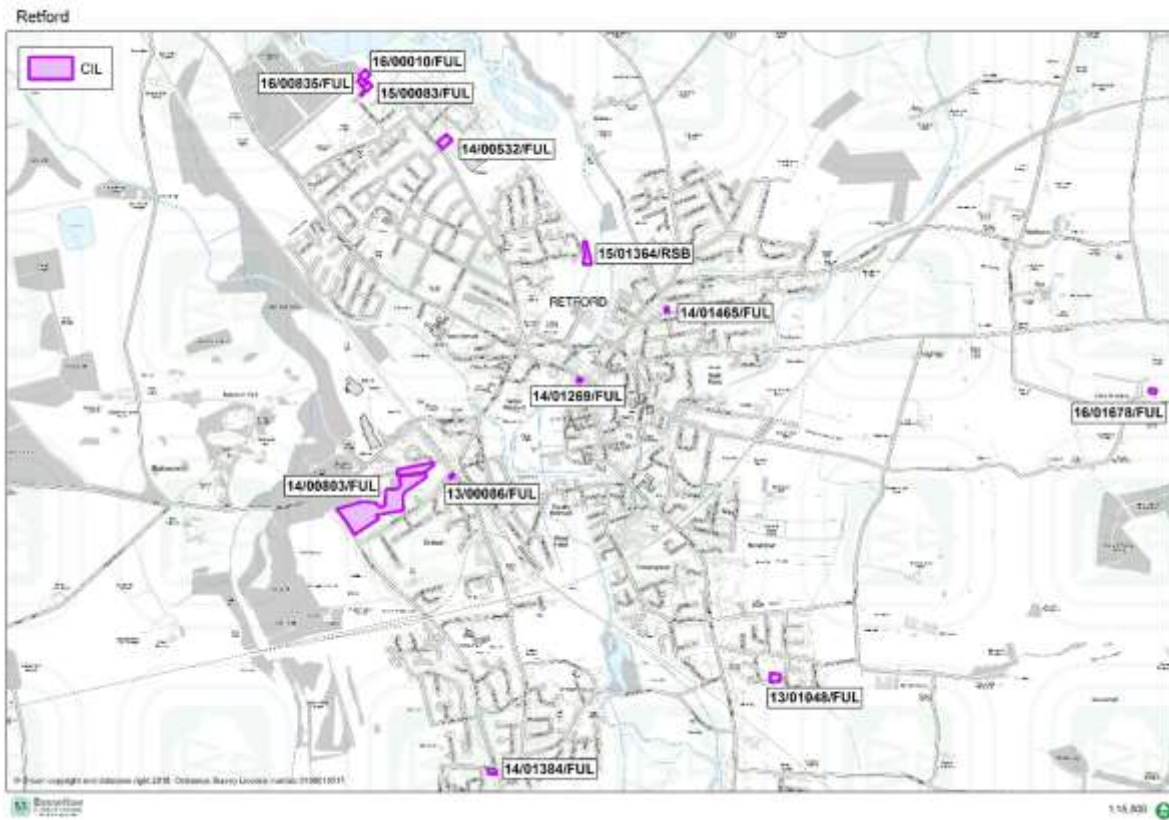
Rampton



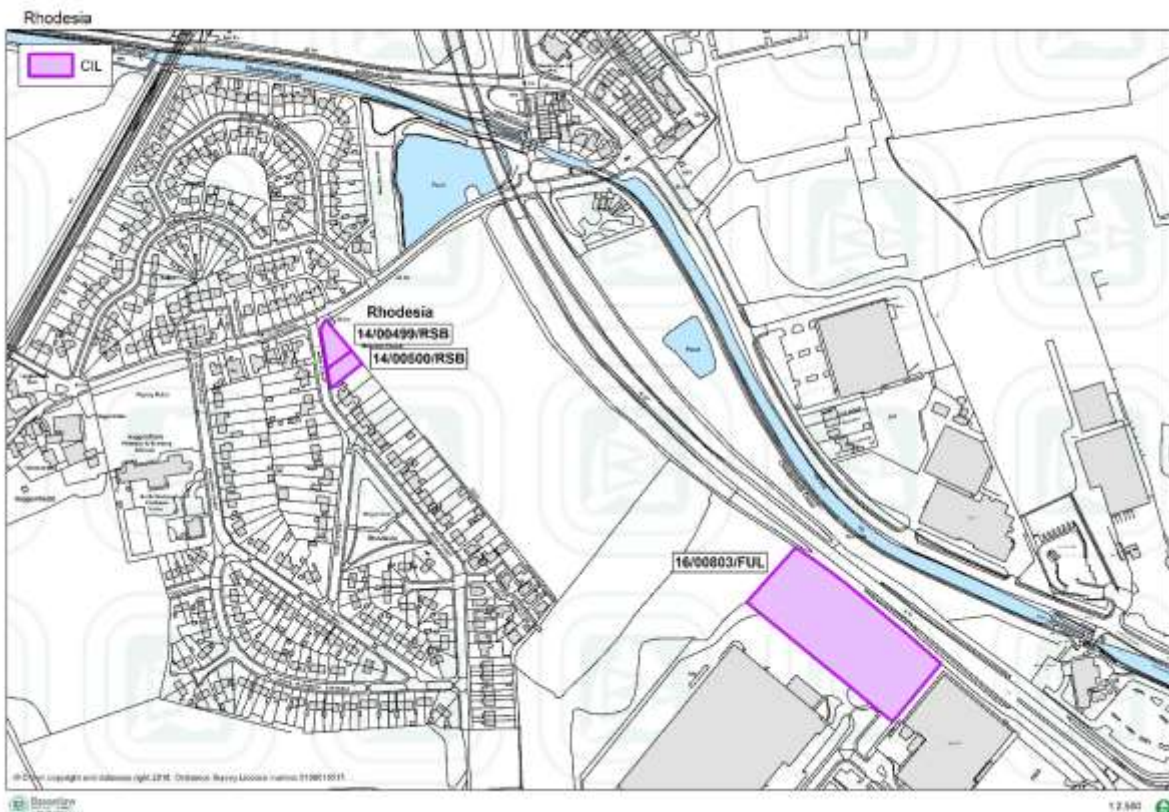
Ranskill



Retford



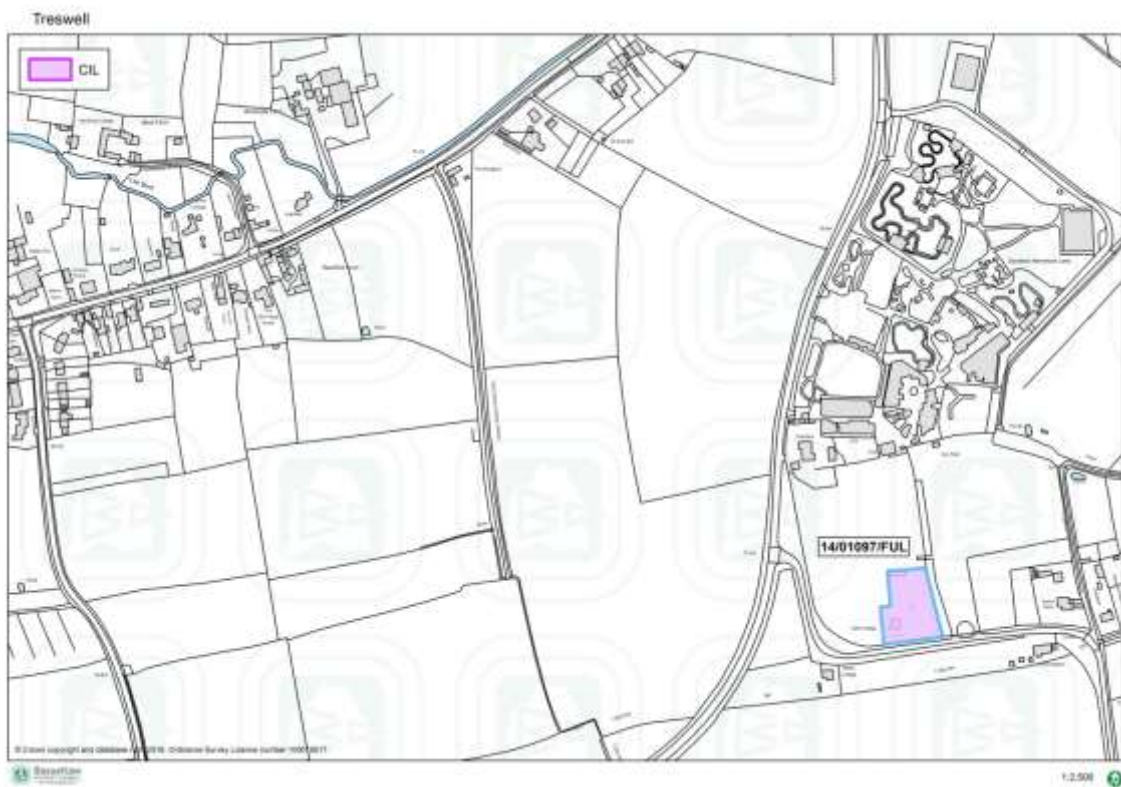
Rhodesia



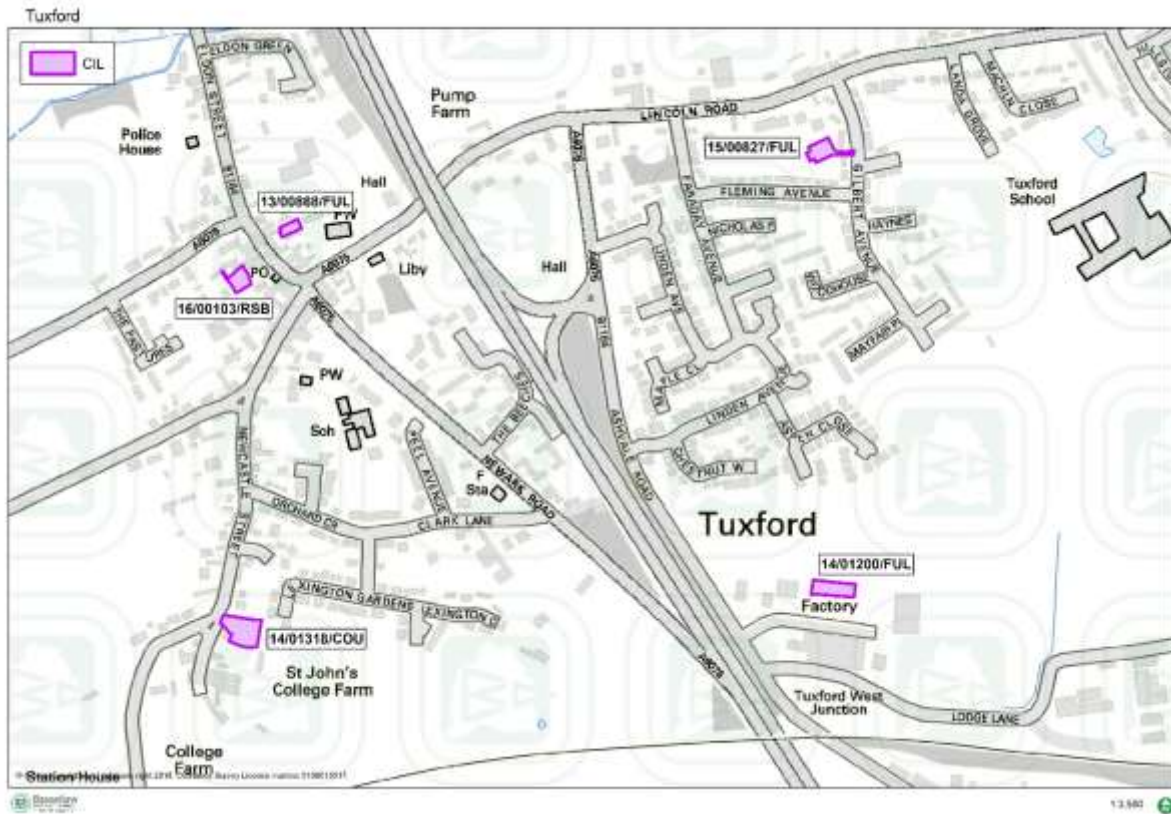
Torworth



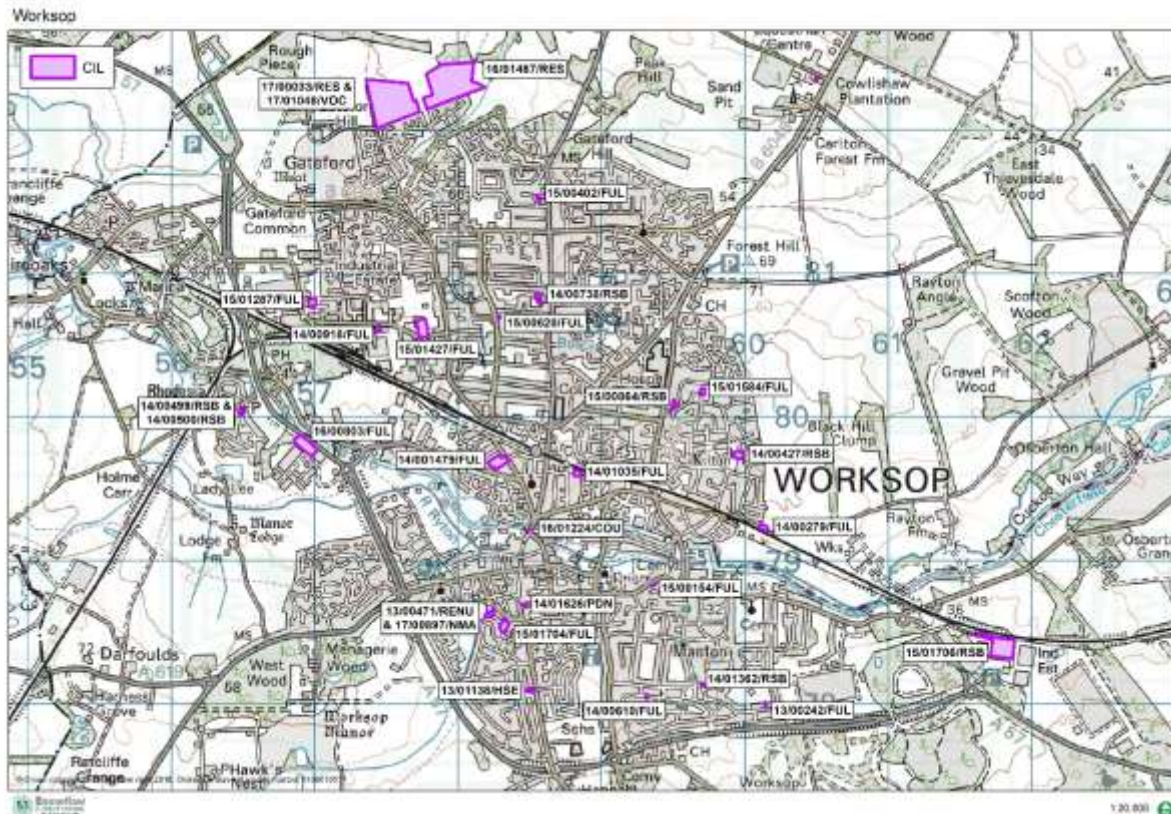
Treswell



Tuxford



Workshop



Appendix C: CIL Expenditure

The table below shows the amount of CIL expenditure in 2017/18 for strategic infrastructure:

Type of infrastructure	Description of infrastructure provided	Location of infrastructure provided	Cost of the infrastructure	Date spent
<i>Strategic Infrastructure</i>	A57/Shireoaks Common roundabout at Worksop	Design work for the improvement scheme	£12,000	31/01/2018
	Scrooby Road/A614 junction at Harworth	Design work for the improvement scheme	£11,000	29/01/2018
Total			£23,000	

The table below shows the amount of CIL expenditure in 2017/18 for local infrastructure:

Type of infrastructure	Description of infrastructure provided	Location of infrastructure provided	Cost of the infrastructure	Date spent
<i>Local infrastructure</i>	Local money transferred to Parish Council	Blyth	£1,376.60	09/08/2017
	Local money transferred to Parish Council	East Markham	£28,092.40	20/02/2018
	Local money transferred to Town Council	Harworth Bircotes	£41,766.47	20/02/2018
	Local money transferred to Parish Council	Marnham	£983.46	20/02/2018
	Local money transferred to Parish Council	Mattersey	£1,761.90	20/02/2018
	Local money transferred to Parish Council	Normanton-on-Trent	£1,594.31	20/02/2018
	Local money transferred to Parish Council	Ranskill	£664.94	20/02/2018
	Local money transferred to Parish Council	Styrrup/Oldcotes	£295.76	08/08/2018
	Local money transferred to Parish Council	Tuxford	£632.95	20/02/2018
Total			£77,168.79	

Appendix D: Local Infrastructure CIL Money

The table below shows the CIL local infrastructure monies received in the four previous financial years for each of the parish/town areas.

Parish/Town Council Area	CIL Infrastructure Monies collected					Sub total	Monies transferred in 2017/18	Final total of funds available
	2013/14	2014/15	2015/16	2016/17	2017/18			
Barnby Moor			£790.74			£790.74		£790.74
Beckingham				£1,374.63		£1,374.63		£1,374.63
Blyth			£1,376.60			£1,376.60	£1,376.60	NIL
Carlton in Lindrick				£582.11	£55.63	£637.74		£637.74
East Markham				£28,092.40	£2,071.62	£30,164.02	£28,092.40	£2,071.62
Everton				£1,595.37	£6,671.26	£8,266.63		£8,266.63
Harworth Bircotes		£1,826.01	£8,459.67	£31,480.79	£6,118.18	£41,766.47	£41,766.47	£6,118.18
Marnham				£983.46		£983.46	£983.46	NIL
Mattersey		£1,761.90			£880.67	£2,642.57	£1,761.90	£880.67
Normanton on Trent				£1,594.31		£1,594.31	£1,594.31	NIL
Rampton					£5,657.86	£5,657.86		£5,657.86
Ranskill				£664.94	£17,693.07	£18,358.01	£664.94	£17,693.07
Retford		£871.91	£32,577.78	£38,659.62	£10,770.94	£82,880.25		£82,880.25

Parish/Town Council Area	CIL Infrastructure Monies collected					Sub total	Monies transferred in 2017/18	Final total of funds available
	2013/14	2014/15	2015/16	2016/17	2017/18			
Rhodesia				£1,591.44	£1,974.23	£3,565.67		£3,565.67
Styrrup/Oldoctes			£295.76	£31,363.99		£31,659.75	£295.76	£31,363.99
Torworth			£2,692.14			£2,692.14		£2,692.14
Treswell			£362.77			£362.77		£362.77
Tuxford			£104.20	£528.75	£671.11	£1,304.06	£632.95	£671.11
Worksop	£774.00	£13,438.99	£2,011.24	£7,429.37	£60,099.01	£83,752.61		£83,752.61
Total	£774.00	£17,898.81	£48,670.91	£145,941.17	£112,663.58	£325,948.48	£77,168.79	£248,779.69