

Community Infrastructure Levy

Infrastructure Funding 2019



Thriving communities in balance
with the natural environment

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Section 106 and CIL income and expenditure recent past and future

1. The Community Infrastructure Levy (CIL) was implemented in Purbeck in June 2014, when CIL became the main source of funding for infrastructure in the District, replacing Section 106 tariffs for heathland mitigation and transport projects. Affordable housing and site specific Habitats Regulations requirements continue to be delivered through Section 106 agreements.
2. The tables below summarise the income and expenditure of Section 106 and CIL monies. The continued income through Section 106 agreements is mainly a result of permissions granted prior to the implementation of CIL, commuted sums for affordable housing and site specific habitat regulations requirements.

Year	CIL income	Section 106 income	Section 106 secured
2015	£51,653.52	£624,258.55	3 affordable dwellings; Bog Lane Suitable Alternative Natural Greenspace
2016	£94,626.53	£209,776.94	53 affordable dwellings
2017	£335,934.54	£820,903.08	25 affordable dwellings
2018	£383,100.82	£209,584.75	21 affordable dwellings

Table 1: Income from CIL and Section 106 agreements

Year	CIL expenditure		Section 106 expenditure	
2015	£2,582.68	Administration (5%)	£348,086	Transport projects
			£80,334	Heathland mitigation
			£177,500	Affordable housing
2016	£4,731.37	Administration (5%)	£269,276	Transport projects
	£7,916.50	Community CIL	£17,488.22	Heathland mitigation
2017			£582,985.81	Transport projects
			£52,463.39	Heathland mitigation
			£78,254.00	Play and sports provision/ upgrade
	£16,796.73	Administration (5%)		

	£44,622.38	Community CIL		
2018	£90,000	Habitats Regulations (nitrogen neutrality)	£218,801	Transport Projects
	£19,155.04	Administration (5%)	£30,166.63	Heathland mitigation
	£71,348.20	Community CIL	£146,943.91	Affordable housing
			£38,703.68	Play provision and maintenance
			£4,000	Hard landscaping

Table 2: Expenditure of CIL Section 106 monies

3. CIL income has slowly increased since it was implemented and its importance grown. Details of the Section 106 income and expenditure is set out in the Council’s annual monitoring reports, alongside monitoring of CIL income and expenditure.¹ The annual reports also list the CIL liability and demand notices. In some cases Section 106 expenditure has been matched against other funding from Dorset County Council.
4. Since the implementation of CIL further habitat regulations mitigation requirements have been identified, which have to be secured on a site specific basis or through CIL. Larger allocated sites of around 50 dwellings or more are expected to mitigate their impact on heathlands and nitrogen levels in Poole Harbour Special Protection Area (SPA) through a Section 106 agreement. The impact of smaller sites and windfall/infill development on European protected habitats and species will be achieved through a strategic approach funded through CIL.

Future Development Strategy, CIL and Section 106

5. In Purbeck Local Plan (2018-2034) Submission – January 2018 (the Plan) the housing land supply is set out in Policy H2:

Location	Number of homes
Wool	470
Moreton Station / Redbridge Pit	490
Lytchett Matravers	150
Upton	90
Swanage Local Plan allocation	150
Bere Regis Neighbourhood Plan	105
Wareham Neighbourhood Plan (including site allocations and windfall)	300
Small sites next to existing settlements and windfall within existing settlements (excluding Wareham)	933
Total	2,688

¹ [Community Infrastructure Levy \(CIL\) Monitoring](#)

6. It is proposed that the larger strategic allocated sites of 200 or more dwellings are zero rated for CIL to allow for increased site specific infrastructure requirements. The infrastructure will be secured through a Section 106 agreement and is set out in policies H3 to H5 of the Plan. Smaller allocated sites in the Plan of around 50 dwellings or more (including policies H6-H7 of the Plan and appropriate neighbourhood plan allocated sites) will be expected to provide their own heathland mitigation, usually in the form of a SANG, and be nitrogen neutral to avoid impact on the water quality of Poole Harbour SPA. These requirements, and any other site specific requirements will be secured through Section 106 agreements. Such sites will have a reduced CIL rate compared to small sites and other windfall/infill development to make allowance for meeting the Habitats Regulations requirements.
7. Subject to viability, all sites of 10 or more dwellings will provide a contribution to school provision, secured through Section 106 agreements.
8. The Habitat Regulations requirement for mitigation of the impact of residential development on small, windfall and infill sites, and strategic access, management and monitoring will be funded from CIL. Any surplus CIL after Habitats Regulations requirements are met will go towards the repayment of the loan that enabled the reconnection of Swanage to the mainline at Wareham.

CIL Income over the plan period

9. Assuming the non-allocated sites are delivered in a same pattern as those over the last 5 years a total of **£7,549,360** is estimated to be secured. This does not make allowance for any self-build exemptions. On average for the last 3 years an average of 30% (between 20% and 36%) potential income has been lost through exemptions. If the same pattern were to continue a reduction of the lower end of 20% would reduce income to around **£6,039,488** with subsequent reductions in Community CIL and administration.
10. Identifiable expenditure is likely to be:

Area of CIL spend	Amount	After 20% self-build exemption
Community CIL	£1,509,872	£1,207,898
Administration	£377,468	£301,973
Habitat Regulations (minimum)	£3,472,702	£3,472,702
Railway loan	£1,720,000	£1,720,000
Total	£7,080,042	6,702,573

11. The infrastructure plan identifies a number of desirable transport projects that would improve congestion in the district. However, it has not been possible to cost these up at this stage.

Anticipated infrastructure projects to be delivered in the first five years

Section 106	CIL
3 site specific SANGs.	Strategic access management and monitoring
Nitrogen neutrality for 562 homes.	Nitrogen neutrality for 356 homes
225 affordable dwellings from allocated sites.	Mitigation for recreational impact on Poole Harbour for 277 homes.
Enhancements to Wool railway station.	Access management works for Bog Lane SANG
Electric charging points for any new development in Wool.	Access management works on Arne peninsular.
Footpath and cycle links between development and village centre, Dorset Innovation Park and the railway station.	
Greenspace for formal and informal recreation at Wool, if a deficiency gap is identified.	
Greenspace for formal and informal recreation at Lytchett Matravers, if a deficiency gap is identified	
Greenspace for formal and informal recreation at Upton, if a deficiency gap is identified.	