

Development Committee – 5th February 2025

Item 9

The Calderdale Metropolitan Borough Council is undertaking consultation on the Community Infrastructure Levy - Draft Charging Schedule.

Community Infrastructure Levy (CIL) is a levy which the council can introduce to require developers to make financial contributions towards the provision of infrastructure to support the delivery of the Local Plan.

TTC has been invited to make representations on the Draft Charging Schedule.

The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can impose on new developments to help fund infrastructure projects needed to support the growing population. The money raised through the CIL is typically used for things like roads, schools, parks, health centres, and other infrastructure improvements that are essential for communities.

Essentially, developers pay a set amount per square metre of development floor space, which varies depending on the location and type of development. The rates are set by the local council and are designed to reflect the needs of the area.

CIL is different from Section 106 agreements, which are negotiated between the developer and the local council for specific projects directly related to the development in question. The CIL is more of a general fund that can be spent on a wider range of infrastructure.

It's meant to help local authorities cope with the demands that new developments place on local infrastructure, ensuring that as areas grow, they are properly supported with the necessary facilities and services.

When it comes to a town council, the **Community Infrastructure Levy (CIL)** operates within a broader framework set by the local authority (often a district or borough council). Town councils, which usually represent smaller, local communities within a larger administrative area, can play a role in the process but have more limited powers compared to the larger council.

Here's how it works in relation to a town council:

- CIL Funds and the Town Council:** Although CIL funds are collected by the district or borough council, a certain percentage of the money raised is typically allocated to the local areas where development takes place. This means that a town council could receive a share of the CIL funds from developments within its boundaries. The exact percentage can vary, but it's often around 15% if the local council has an adopted CIL charging schedule. If the town council has a Neighbourhood Plan in place, this percentage can increase to 25%.
- How the Money is Spent:** The funds received by the town council can be used for infrastructure projects within the town, such as improvements to local roads, public transport, green spaces, or community facilities. The aim is to ensure that the infrastructure keeps pace with the demands of new development, which might include increased population or additional pressure on local services.

3. **Decision-Making:** The town council would typically be involved in deciding how the CIL money is spent. This process often includes consultation with the community to ensure the funds are directed towards projects that are needed and desired by local residents.
4. **Administration:** While the district or borough council administers the CIL and collects the funds, the town council plays a key role in identifying local infrastructure needs and ensuring that any CIL funds are used effectively to benefit the local area.

In summary, the **CIL** allows town councils to receive funding for local infrastructure improvements, but the funds are managed and allocated by the district or borough council. The involvement of the town council is important in ensuring that the money addresses local priorities.