

Executive – 30 October 2017

Extract of minutes

Community Infrastructure Levy

Purpose of Report

To advise the Executive on the current programme in respect of progressing Community Infrastructure Levy adoption by the City of Lincoln Council.

Decision

The Executive recommended:

- (a) That the Council approves the modifications as set out in the City of Lincoln Council Community Infrastructure Levy Examination Report to the Draft Charging Schedule, as set out in Appendix 1 to the report.
- (b) That the Council incorporates those modifications into the City of Lincoln Council's Community Infrastructure Levy Charging Schedule.
- (c) That the Council adopts the amended City of Lincoln Council Community Infrastructure Levy Charging Schedule, as set out in Appendix 2 to the report.
- (d) That the Council approves the supporting policies, as set out in Appendix 3 to the report.
- (e) That the Council implements the Community Infrastructure Levy Charging Schedule on a date as soon as practicable on or after 1 January 2018.
- (f) That the Council incorporates this additional function within its Constitution.

Alternative Options Considered and Rejected

An option to not adopt the Community Infrastructure Levy had been considered through the Central Lincolnshire Strategic Group. A recommendation to not proceed with this option was agreed on the basis that it would significantly weaken the ability to support the infrastructure needs resulting from the planned growth in Central Lincolnshire, particularly in respect of delivery of the Eastern Bypass and Secondary School provision.

Reason for Decision

Following the examination hearing into the City of Lincoln Council's Community Infrastructure Levy Draft Charging Schedule, which took place on 3 March 2017, the examiner produced a report on 24 May 2017 which concluded that, subject to the recommended modifications, the Council's draft Community Infrastructure Levy Charging Schedule would provide an appropriate basis for the collection of the Levy in the area.

Five modifications had been recommended for inclusion in the Draft Charging Schedule, as follows:

- provision of additional inset maps at a larger scale showing the location of the sustainable urban extensions;
- amendment of the rate for new residential development in Zone 1 to £25 per square metre;
- amendment of the rate for new residential development in Zone 2 to £20 per square metre;
- amendment of the description of Zone 2 to read 'Developments at Western Growth Corridor and North East Quadrant sustainable urban extensions';
- addition of a column for apartments and deleting the text 'Applicable to whole district' from the header'.

In addition, the recommended revised Community Infrastructure charging rates for residential development were as follows:

Zone 1: Lincoln Strategy Area - £25 per square metre
Zone 2: SUE's (WGC & NEQ) - £20 per square metre

The recommended revised charging rates for convenience retail was £40 per square metre.

Subject to these modifications, it was noted that the Council would be able to demonstrate that it had sufficient, appropriate evidence to support the Schedule. The Schedule would strike an appropriate balance between the desirability of funding necessary infrastructure whilst ensuring that it did not put at risk the viability of development in the area, as set out in the Central Lincolnshire Local Plan.

The Council was seeking to implement the Charging Schedule alongside North Kesteven District Council and West Lindsey District Council in January 2018.

The Council's Policy Scrutiny Committee and Planning Committee had considered this report at their meetings on 10 October 2017 and 11 October 2017, respectively. The draft minutes of those meetings were appended to the report.

The Leader of the Council emphasised that this was an important funding source to support the necessary infrastructure associated with new development.