Report author: Helen Cerroti
Tel: 3952111

Report of the Chief Planning Officer

Report to Joint Plans Panel

Date: 26 February 2015

Subject: Community Infrastructure Levy and Section 106 Update

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

1.0 Purpose of this report

1.1 This is a covering report to a presentation on the Leeds Community Infrastructure Levy and Section 106 which will be presented to members of the Joint Plans Panel on 26 February 2015.

2.0 Main issues

2.1 Members are familiar with the development of the Community Infrastructure Levy (CIL) for Leeds. In meeting the many challenges associated with the ambition to be the best city in the UK, central to the Vision for Leeds is the desire to ensure that the need for growth in jobs and housing is planned and delivered in a sustainable way. The Council has previously agreed to progress setting a CIL charge on new development in its area and this is one of the key ways in which funding for the supporting infrastructure will be gained to support the City's ambitions. The CIL will help to meet Leeds' priorities by generating funding to provide infrastructure while being at appropriate rates which will continue to attract investment, create jobs, and deliver new housing.

2.2 Following various stages of formal consultation on the Leeds CIL, as required by the CIL Regulations, a public examination in June 2014 and agreement by full Council, the CIL Charging Schedule was adopted in November 2014 to be implemented on 6th April 2015.

2.3 The CIL becomes liable on the grant of planning permission, but is paid when development commences on site. Executive Board previously approved the instalments policy (17th September 2014) which phases payments over a longer period for larger sums and recently (11th February 2015) received and considered a report on the spending of CIL receipts.

2.4 CIL receipts can be spent on infrastructure identified on the Council's Regulation 123 list. On site infrastructure arising from a development and affordable housing will still be subject to Section 106 requirements in addition to any CIL liability if decisions are made after 6th April 2015.

2.5 Members will receive a presentation at the Joint Plans Panel meeting updating them on the adopted CIL and the relationship with Section 106 agreements.

3.0 Recommendations

Members are asked to note this report and the contents of the presentation.