

COMMUNITY INFRASTRUCTURE LEVY IMPLICATIONS

Community Infrastructure Levy (CIL) regulations came into force in April 2011. By 2014 the CIL will supersede S.106 Agreements as the principal source of town planning gain payments. In setting their CIL a Charging Authority must undertake the following:

'aim to strike what appears to the Charging Authority to be an appropriate balance between' the desirability of funding infrastructure from CIL and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area' (Regulation 14 of the CIL Regs)

Prior to the full introduction of CIL by 2014 land owners and developers should give consideration to the following issues to provide a basis for negotiation with the local planning authority as they prepare their CIL Charging Schedules:

- *The scope of infrastructure required to serve a development*
- *The funding gap associated with delivering that infrastructure*
- *Evidence of development viability and local property market conditions*
- *The appropriateness of adopting differential CIL rates between uses and across different economic zones within the CIL area*
- *Whether or not the 'exceptional circumstances' relief is justified for a specific development*

For landowners and developers, particularly those with a strategic land-bank and significant urban sites, establishing a proactive, engaging approach to the CIL process may enhance future returns and protect against erosion in value.

HOW WE CAN ASSIST

ANCER SPA has a strong track-record in working for developers and landowners on local property market analysis and the testing of the viability and deliverability of not only single site developments but also Masterplans, Action Area Plans and the like.

We are Town Planners and Chartered Surveyors with backgrounds in private and public sector development and regeneration. Our mix of professional expertise, background knowledge and experience mean that ANCER SPA is well placed to offer a value added support service to landowners and developers in the CIL process. Our services include:

- *Making the case for 'exceptional circumstances' relief*
- *Site appraisal and viability testing*
- *Advocacy to include specific infrastructure (benefiting clients' land) within the CIL*
- *Cross-examination of evidence presented for CIL*
- *Detailed primary and secondary data collection*
- *Local property market analysis – supporting the case for differential CIL rates*
- *Representation and advocacy services at the Charging Schedule Independent Examination in Public*

For further information on how we could help you in relation to your Community Infrastructure Levy proposals please contact:

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