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# CLL in practice

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# Structure

- What CIL was supposed to be...
- The Regulations – a moving feast
- Overview of progress and issues
- The future of CIL?

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# What was CIL supposed to do?

- Raise money from developers to fund infrastructure needed as a result of development
- Tariff-based approach “best framework to fund new infrastructure to unlock land for growth”
- Certainty up-front about expected contributions

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# What was CIL supposed to do?

- Focus on provision of new infrastructure
- Normally implemented on the basis of up-to-date development plan - use the infrastructure planning underpinning the development plan (although not limited to this list in deciding how to spend the CIL)
- Bridge the infrastructure funding gap
- Ensure viability

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# A Moving Feast

- Regulations:
  - Introduced on basis of CIL Regulations 2010
  - Amendment Regulations 2011
  - Amendment Regulations 2012
  - Amendment Regulations 2013
  - Further Amendment Regulations 2013 on the way...
- Guidance:
  - Overview 2011
  - Guidance December 2012
  - Guidance April 2013

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# Overview of progress

- Still early days for most of England
- Out of 326 Local Planning Authorities :
  - 15 have started charging (+Mayor's CIL)
  - 101 are on the way between initial consultation and resolving to adopt CIL

# Regional picture

Region	Charging	Under way
London	4	23
South East	3	24
South West	3	17
East of England	2	14
East Midlands	1	11
West Midlands	1	6
North East/ NW/ Yorkshire+Humber	0	11

# Charges

Authority	Date started	Residential	Retail	Other
<b>Redbridge</b>	1.1.12	£70	£70	£70
<b>Wandsworth</b>	1.11.12	£0 – 575	£100 <sup>1</sup>	£100 <sup>1</sup>
<b>Barnet</b>	1.5.13	£135	£135	£0
<b>Portsmouth</b>	1.4.12	£105	£53 – 105	£53 <sup>2</sup>
<b>Wycombe</b>	1.11.12	£125 -150	£53 – 200	£0
<b>Bristol</b>	1.1.13	£50 – 70	£120	£70-100 <sup>3</sup>
<b>Newark and Sherwood</b>	1.12.11	£0 – 75	£100-125	£0 -20 <sup>4</sup>

1: Nine Elms only  
4: Industrial

2: Hotels and residential institutions

3: Hotels – student accommodation



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# Newer consultations

- West Berkshire: £75 - £125 psm residential; £125 psm retail
- Reading: £140 psm residential; £200 psm retail outside centre; £30 psm central offices
- Bracknell: £0 – 220 psm residential; £95 psm larger retail
- Wokingham: £365 psm residential; no other charge

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# The record (so far)?

- Hart District:
  - Six zones of £0, £75, £225, £375, £525 and £800 psm for residential;
  - £100 psm for supermarkets, superstores, out of town retail and retail clubs/warehouses
  - Limited explanation in the draft Charging Schedule

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# Issues arising

- Linkage to infrastructure requirements?
- Evidence for viability?
- CIL as a development management tool?
- Effect on deliverability?

# The future?

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Shadow planning minister Roberta Blackman-Woods

### Labour may replace CIL, says shadow planning minister

By John Geoghegan Wednesday, 19 June 2013

**The Labour Party is considering scrapping the government's new development levy and replacing it with an infrastructure fund in which communities would have a say over how it is spent.**