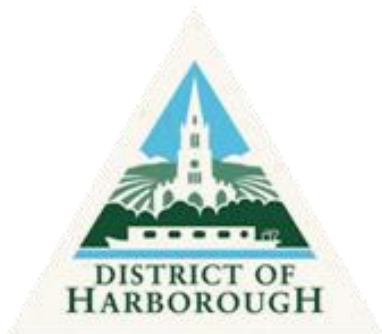




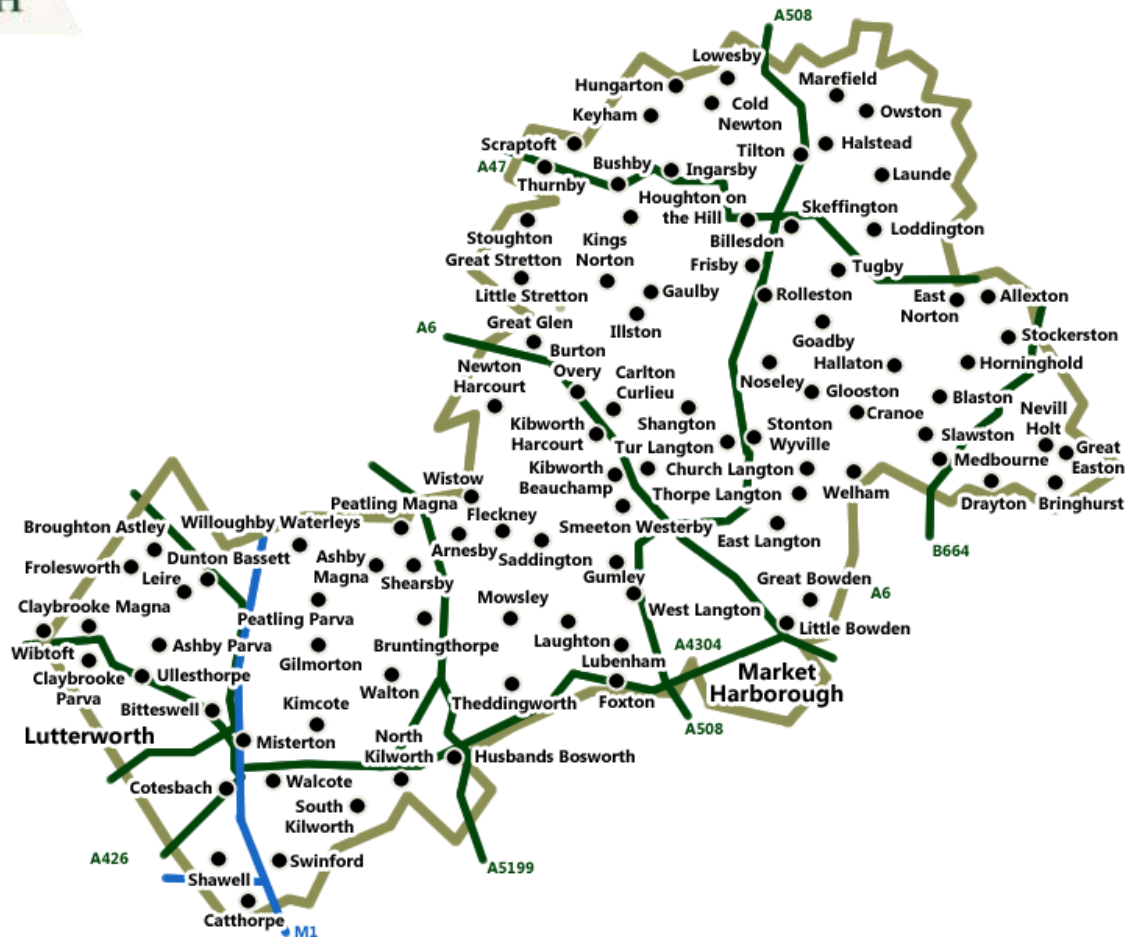
Development Payments to Infrastructure

The CIL or S106 route? - a District perspective

Stephen Pointer Strategic Planning and Housing Manager,
Harborough District Council

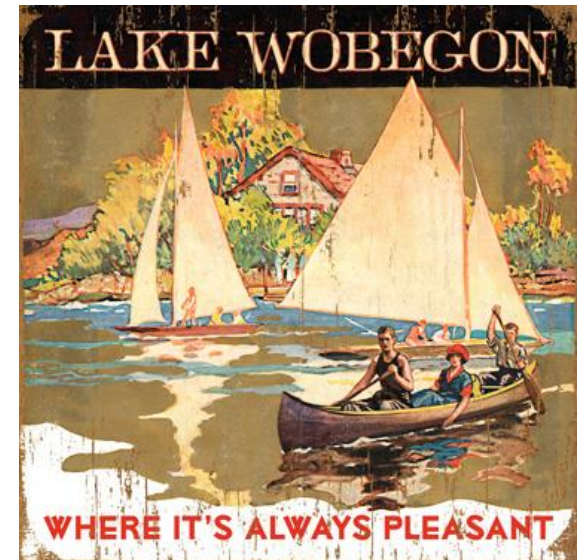


Our District





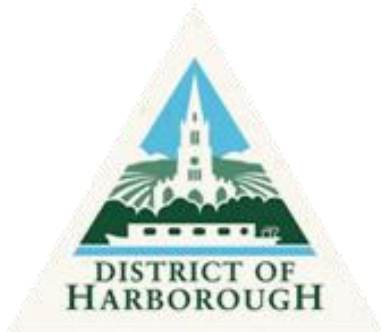
Our District





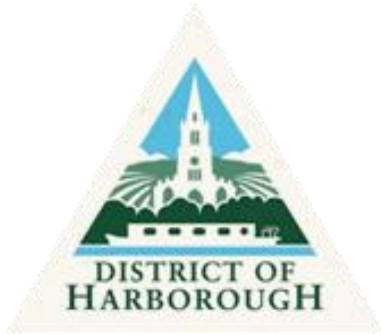
Existing position

- Core Strategy 2011 - 350 dwellings pa
- Leicestershire Strategic Housing Market Assessment 2014 - objectively assessed need: 415- **475** dwellings pa
- Few “large” development allocations
- Neighbourhood Planning–15 parishes



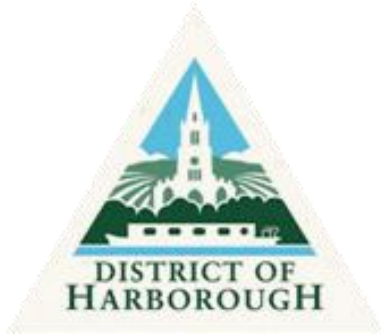
Harborough and S106/CIL

- **Section 106 obligations** T&CP 1990;
Circular 1/97
- **Reform** - 2001 Planning Green Paper; 2004 -
Optional Planning Charge; Circular 5/05;
2007 - Planning Gain Supplement
- **Community Infrastructure Levy** 2008
announcements; 6 April 2010 Regulations
(inc Reg 122);



Harborough and S106/CIL

- **Supported HMA approach to advice and development L, L& Rutland CIL Working Group - August 2011**
- **Consultancy advice on Viability and Infrastructure Plans 2012**
- **Member Advisory Panel - 2012**



Harborough and S106/CIL

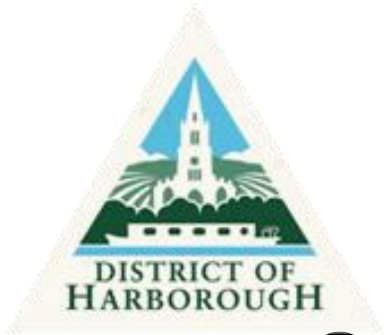
Viability Assessment indicates

- Residential development - could be viable for the majority
- Commercial development-only appears justified for Distribution, Large Retailing and Hotel
- Developer confidence is low across Leicester and Leicestershire -high level of CIL could have an adverse effect
- Cautious approach (residential £40/m² Distribution £10/m²; Large retail £200/m²)



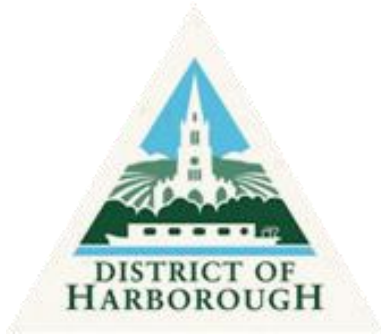
Striking the balance 1

- Historic market attractiveness of the District
- All developments help fund community infrastructure
- Level of development in Harborough – no major infrastructure projects
- Time and cost of preparing individual Section 106 agreements
- The need to be cautionary and not inhibit economic growth
- Smaller development avoids contributing anything



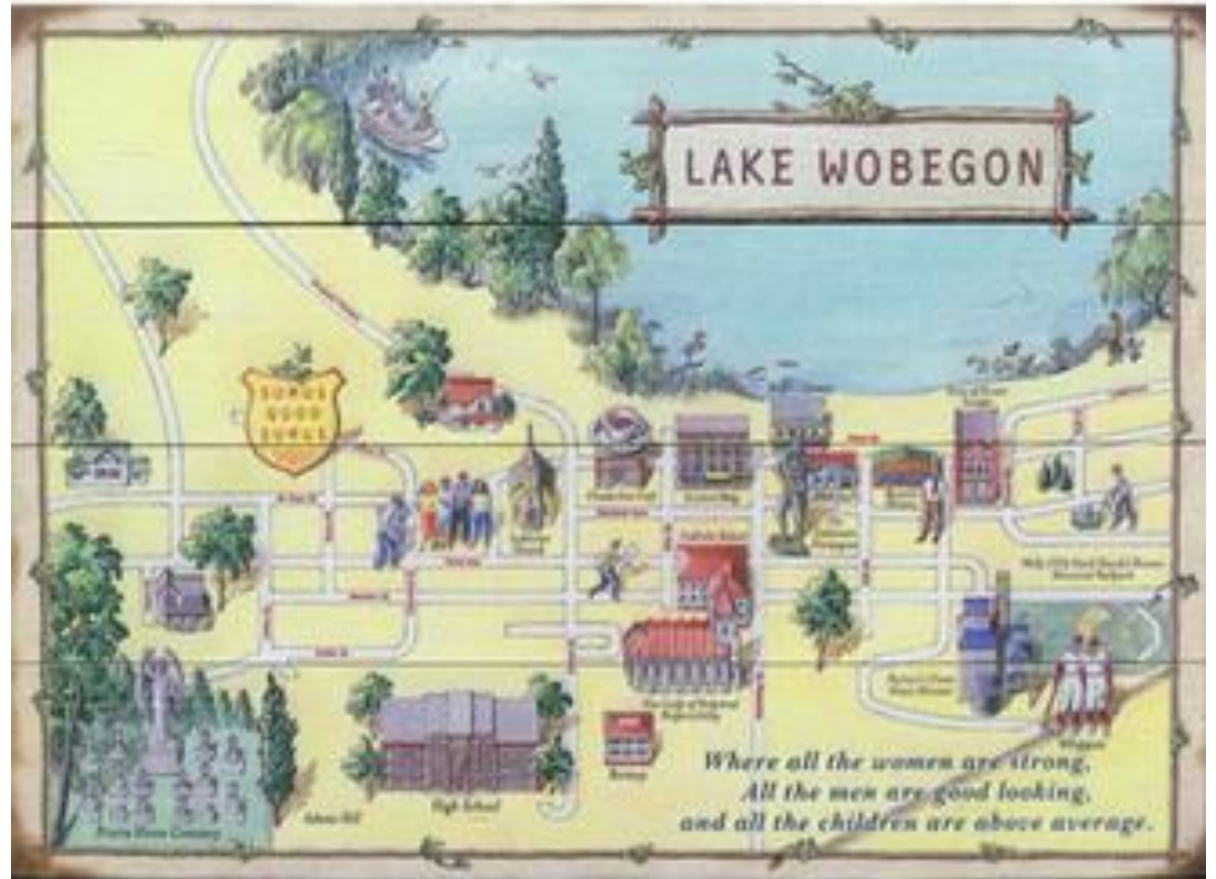
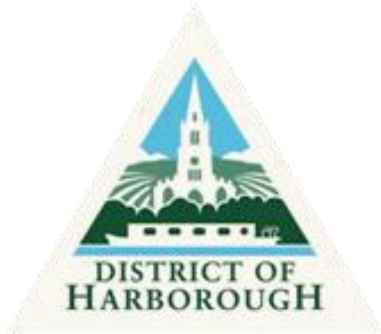
Striking the balance 2

- Revised guidance
- S106 arrangements still be required
- Timing - CIL adoption v Major planning applications
- Neighbouring Councils ?
- Effect on other policies ie affordable housing contributions
- CIL funding made available for community projects
- New Local Plan.

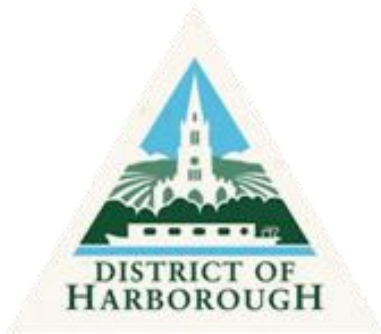


2013 - 14

- Decision not to pursue CL – March 2013
- Review through Local Plan process (2013-15)
- Re-assess infrastructure schedule
- Re assess impact of S106 restriction
- Political sensitivity to individual applicants and small builders in District.



News from the Welland Valley anyway..



- Development Strategy – balanced distribution
- No major District wide infrastructure projects
- Reluctance to support HMA projects
- Limited pressure from our NP & other Parishes
- S106 approach & enhanced viability testing might just work for us..... CIL under review..