



BRECKLAND COUNCIL

DELEGATED DECISION RECORD

This records a key or other decision taken by an Executive Member, the Cabinet or Cabinet Sub-Committee in accordance with the Council's scheme of Delegations (as set out in Section D of Part 3 of the Council's Constitution).

Unless the Leader and the Chairman of the Overview and Scrutiny Commission certify that the matter is so urgent that the normal five-day scrutiny delay on action should not apply, then this decision will come into force and may then be implemented on the expiry of five working days after the publication of the decision, unless called in under the call-in procedures as set out in Section D of Part 3 of the Council's Constitution.

Portfolio/Cabinet	Cabinet
Report Title (& Reference No.)	Breckland Community Infrastructure Levy - Preliminary Draft Charging Schedule and Viability Assessment
Summary Background	To consider the findings of the CIL viability assessment, and review the Preliminary Draft Charging Schedule and agree this for a period of public consultation.
Author/Contact Officer	Phil Mileham (Planning Policy Team Leader (Capita Symonds)) & Sarah Robertson (Planning Policy Officer (Capita Symonds))
Ward(s) Affected	All Wards
Urgent?	No
Key Decision?	Yes It is significant in terms of its effect on communities living or working in an area comprising one or more wards
In Forward Plan?	Yes
Date Decision Taken	Tuesday, 26 March 2013
Date Published	Thursday, 28 March 2013
Call-In Expiry	Monday, 8 April 2013
Exempt Information?	No
Decision (Action Agreed)	Subject to further Member briefing sessions being held prior to the public consultation and the approval of the Chief Executive and the Leader of the Council, the Preliminary Draft Charging Schedule, Viability Assessment and Infrastructure Funding Paper be agreed for public consultation.

<p>Reasons(s)</p>	<p>It is recommended that Option 1 of the report be endorsed which would allow consultation to be carried out on the Preliminary Draft Charging Schedule. This option would allow the Council to further progress the implementation of a CIL for the District.</p> <p>It is important to progress CIL to enable the Council to have a mechanism in place to secure funding from multiple development after 1st April 2014 (the date on which S106 agreements would be called back). However, once implemented the CIL Charging Schedule would need to be kept under review, and it is recommended that a post adoption timeframe of 3 years be used which would establish whether there were any significant changes in the development market or other events which could affect viability in the district.</p> <p>Endorsing Option 2 of the report would have two impacts. The first could be to effectively cease the preparation of CIL and rely on S106 agreements (with limitations post April 2014). However, in agreeing option 2, the Council could delay the consultation on CIL in order to commission further research or evidence to cover a greater range of scenarios. Whilst this might be a reasonable option, it is considered that any further evidence could still conclude that other forms of development were not viable.</p>
<p>Options</p>	<p>(1) To consider the PDCS, Viability Assessment and Infrastructure funding paper and agree it to be released for consultation.</p> <p>(2) Not to approve the PDCS, Viability Assessment and Infrastructure funding paper for consultation.</p>
<p>Further Information</p>	<p>Breckland CIL PDCS and Viability FINAL 08032013 Appendix A PDCS 110313 Appendix B CIL Viability Assessment 110313 Appendix C CIL Revenue and Gap Funding</p>