

Introduction

This report sets out the value of the Community Infrastructure Levy (CIL) that the Council has received and spent in 2020/21.

Community Infrastructure Levy (CIL)

CIL is a tariff-based planning charge that enables Councils to raise funds from development, to contribute to region-wide infrastructure. The levy is charged at a set amount per square metre of additional floor area that varies depending on the development type and housing sub-market region within the district.

On 1st April 2019, Dorset Council took over the responsibility of CIL charging from the former district and borough council CIL charging authorities.

Government regulations require the charging authority to pass on a proportion of its CIL receipts, known as the neighbourhood proportion, on to local town and parish councils in whose area the chargeable development takes place. Where a neighbourhood plan has been adopted, this proportion is 25%, and where a neighbourhood plan has not been adopted, this is 15%. Swanage has not adopted a neighbourhood plan and therefore receives 15% of CIL receipts for developments in the parish of Swanage.

Town and parish councils must use the CIL receipts they receive to support the development of their area, or part of the area. They can fund the following:

- The provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development.
- Anything else that helps to address the demand that new development is placing on their area.

Swanage Town Council annual monitoring report for CIL income and expenditure 2020/21

CIL receipts received in 2020/21

This table sets out the total amount of CIL money that Dorset Council collected on behalf Swanage Town Council in the last financial year.

Application	Location	Description	Amount
PP 6/2017/0713	Compass Point, Land West of Northbrook Road, Swanage	Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.	£47,234.43
PP 6/2019/0573	Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	Removal of condition 12 of planning permission 6/2019/0083 (Demolition of existing detached dwelling and replacement with three flats and associated parking with amended layout and design) to allow unrestricted occupation of the dwellings.	£511.27
PP 6/2018/0495	1 St Vasts Road, Swanage, BH19 2BN	Variation to Condition 2 of PP 6/2017/0655. Demolition of existing dwelling and erection of eight-unit residential building, with associated access and parking. To amend the design of the lower ground floor plan, removal of two chimney stacks, and alter additional ground level brickwork on North west elevation.	£1,603.81
PP 6/2019/0610	8 Durlston Road, Swanage, BH19 2DL	Variation of condition 2 of planning permission 6/2018/0577 (Sever land and erect 4 no 3-bedroom town houses with parking) to extend the ground floor to rear of the properties and extend the rear first floor balconies. Alterations to second floor Juliet Balcony design and chimneys.	£7,598.79
PP 6/2016/0472	68 Queens Road, Swanage, BH19 2EX	Demolish conservatory and insert two dormers to the existing dwelling: form new vehicular access. Erect detached dwelling with associated parking.	£2,182.95
PP 6/2018/0482	Badgers Run, 7 Ballard Estate, Swanage, BH19 1QZ	Demolition of existing single storey dwelling & erection of new single storey dwelling and summerhouse.	£526.18
Total CIL receipts received by Swanage Town Council 17/02/2021			£59,657.43

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Application	Location	Description	Amount
PP 6/2019/0716	The Co-Operative Group, Co-op Store, Kings Road West, Swanage, BH19 1HP	Demolish existing outbuildings & ramp. Erect a single storey rear extension, construct a new ramp & provide 2 new staff parking spaces.	£1,771.65
PP 6/2020/0218	48 Victoria Avenue, Swanage, BH19 1AP	Extensions and alterations to facilitate the conversion of the dwelling into 5 flats. Raise roof ridge height, insert dormer windows and rooflights and erect rear extension.	£1,697.00
PP 6/2017/0713	Compass Point, Land West of Northbrook Road, Swanage	Erection of 90 dwellings with access via Northbrook Road, associated landscaping, drainage, and provision of a Suitable Alternative Natural Greenspace (SANG) to the north and south of Washpond Lane.	£15,744.81
PP 6/2019/0610	8 Durlston Road, Swanage, BH19 2DL	Variation of condition 2 of planning permission 6/2018/0577 (Sever land and erect 4 no 3-bedroom town houses with parking) to extend the ground floor to rear of the properties and extend the rear first floor balconies. Alterations to second floor Juliet Balcony design and chimneys.	£7,598.79
PP 6/2019/0534	Land to the rear of 15 Sydenham Road, Swanage, BH19 2JX	Variation of condition 2 of planning permission 6/2018/0226 (Sever land and erect three-bedroom detached dwelling with vehicular access and parking) to alter internal layout, window and door position and entrance porch.	£4,255.73
PP 6/2020/0190	Land to the rear of 17 Sydenham Road, Swanage, BH19 2JX	Erect dwelling with associated access.	£4,586.08
PP 6/2020/0161	1A Battlemead, Swanage, BH19 1PH	Replace existing dwelling with detached dwelling. Erect additional detached dwelling adjacent. Form access & parking.	£1,118.11
Total CIL receipts received by Swanage Town Council 28/04/2021			£36,772.17
Total CIL receipts relating to the 2020/21 financial year			£96,429.60

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CIL expenditure in 2020/21

This table sets out the total amount of CIL money that Swanage Town Council spent in the last financial year as well as what it has been spent on.

Item	Location	Description	Amount
1	Institute Road, Swanage, BH19	Contribution to Dorset Council for pavement and road enhancements	£100,000.00
Total CIL expenditure			£100,000.00

CIL repayments in 2020/21

If Swanage Town Council does not spend the CIL money passed to it within 5 years, Dorset Council can issue a notice requesting that the money be repaid. This table sets out the total amount of CIL money subject to such a notice and the total amount of CIL money repaid to legacy Dorset Council in this financial year.

Amount of CIL subject to repayment notice	Amount of CIL repaid
£0	£0

Unspent CIL money

This table sets out the total amount of CIL money received in this financial year that has not been spent as well as CIL money from previous years that has not been spent.

Unspent receipts from current year	Unspent receipts from previous years	Total amount of unspent receipts
£96,429.60	£131,503.76	£227,933.36