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Rutland County Council

**Growth, Infrastructure and Resources  
Scrutiny Committee  
10th February 2022**

**Interim briefing note on CIL trajectory**

## Local Plan Situation

- **Council decision in Sept 2020 to withdraw the submitted Local Plan**
- **Decision made to commence on a new plan, with budget allocated for this, in accordance with national planning policy and guidance**

## Local Plan Timetable

- **Issues and Options consultation - May 2022**
- **Preferred Options consultation Summer 2023**
- **Reg 19 consultation - Spring 2024**
- **Submission - Spring/Summer 2024**
- **Examination - Autumn/Winter 2024/25**

## Implications of Local Plan Withdrawal

- **More difficult for the Council to plan services as well as being able to assess income generated through the Community Infrastructure Levy (CIL)**
- **Creates a challenge to determine the potential impact of emerging development on infrastructure and thereby plan for the effective use of CIL income received by the Council.**

## 5 year Trajectory for Housing Development

- **“Educated guess” looking at potential sites and available evidence**
- **41 sites considered as having potential for development in interim period**
- **Assessment holds no planning weight and does not mean that these sites will be successful in gaining planning permission**

## **Very optimistic development scenario**

- **Just over 1,100 dwellings could be built up to 2025/26**
- **Assuming average house size, CIL revenue generated to RCC would be approx. £12.6 million - “strategic part of CIL revenue”**

## **Still optimistic development scenario**

- **Just over 700 dwellings could be built up to 2025/26**
- **Assuming average house size, CIL revenue generated to RCC would be approx. £5 million - “strategic part of CIL revenue”**

## Impact on Infrastructure

- **Costs based on withdrawn Local Plan IDP, so need updating**
- **Very optimistic development scenario generates a total of about £20.4 million, not including all possibilities**
- **... so, a clear shortfall of CIL revenue against all potential infrastructure impacts**

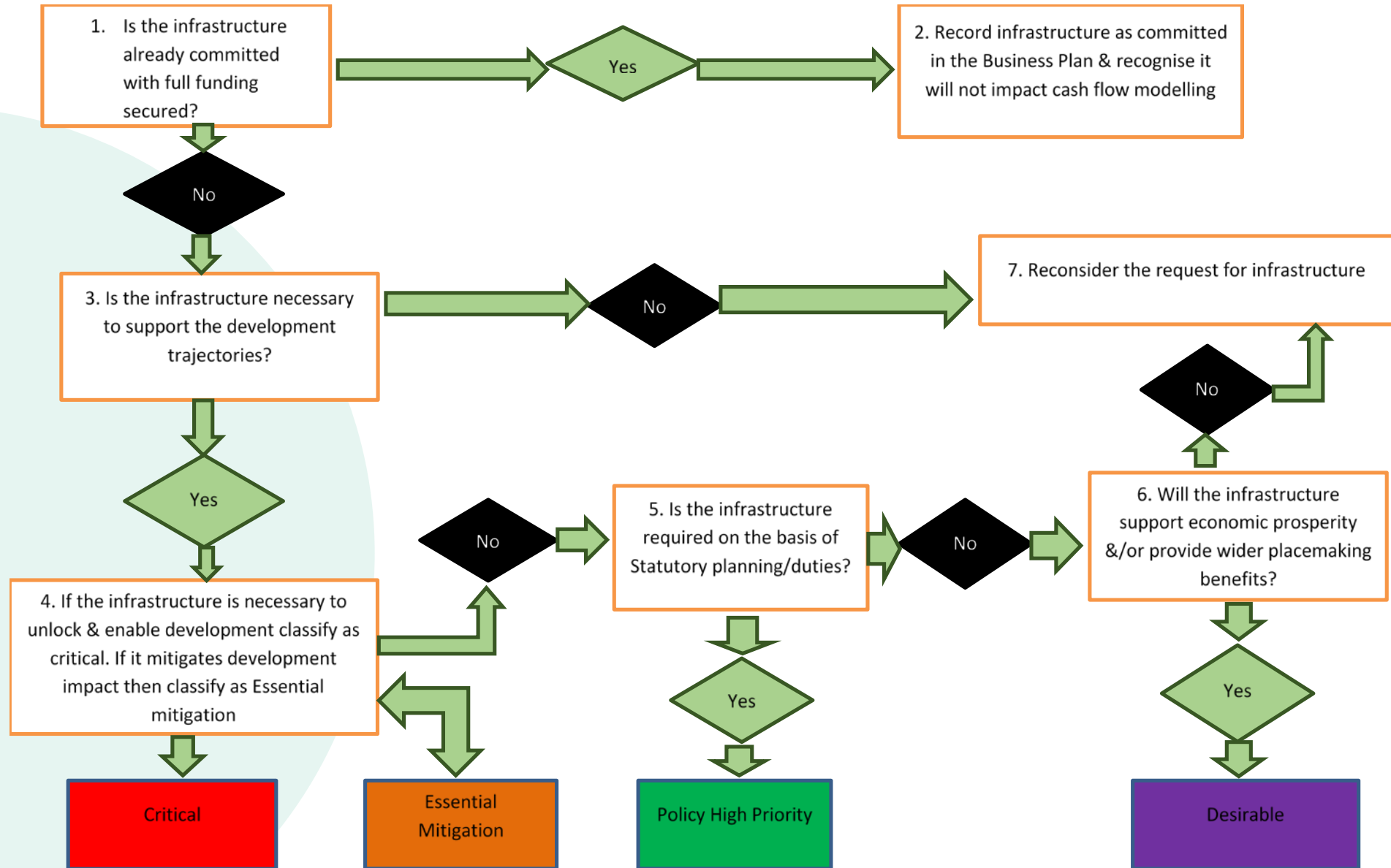


## Interim conclusions

- **Clear message that CIL revenue will not cover all infrastructure impacts arising from development and growth, requiring the Council to be prudent in determining priorities for CIL expenditure.**

## Interim conclusions

- **Cabinet, in approving the Infrastructure Funding Statement in December 2021, determined that expenditure in the interim period pending the adoption of a Local Plan, is focused on critical infrastructure that is necessary to unlock and enable development or is considered essential to mitigate the impact of development**



## Next Steps

- **Refine development schedule and trajectory**
- **Refine and update infrastructure costs**
- **Apply prioritisation assessment to infrastructure impacts**

**Any questions?**

