



South
Cambridgeshire
District Council

S106 and Community Infrastructure Levy (CIL) Update

Briefing to Agents' Forum
Tony Pierce



S106 - Schemes below threshold

- Awaiting outcome of judicial challenge
 - Tariff obligations for infrastructure will not be sought for schemes below threshold
- An affordable housing scheme still required
 - Reflects exceptional housing need and market circumstances in South Cambs
 - In accordance with current local policy



S106 - Schemes over threshold

- Planning obligation may be sought for infrastructure requirement
 - Where necessary to make application acceptable
 - Reasonable and proportionate to development
 - Relevant to development and
 - Cannot be met by a planning condition



CIL Regs and S106

- No 'double dipping', not no infrastructure!
 - From general infrastructure need to specific infrastructure provision
 - Will require future review of CIL infrastructure list
 - County produced draft developer guidelines



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Questions