

11.1 DEVELOPER CONTRIBUTIONS

Development can bring significant benefits to the local community, including new homes and jobs. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity.

Planning obligations (also known as Section 106 agreements) may be used to secure infrastructure or funding from a developer. For example, a planning obligation might be used to secure a financial contribution towards improving existing recreational facilities or affordable housing. However, there are strict regulations governing in what circumstances planning obligations can be sought and how they can be spent.

The Community Infrastructure Levy (CIL) is a new levy that will be raised on certain new forms of development, particularly housing. CIL will be in addition to any sites specific planning obligations, such as section 106. CIL will be charged based on the Charging Schedule prepared by the Local Planning Authority (in this case Bradford MDC) that sets out the type of infrastructure items that will be funded via CIL proceeds.

Bingley could see some significant amount of new development in the future and t

his could, potentially, generate significant CIL receipts. A set proportion of these receipts will be passed by Bradford MDC to eligible town and parish councils – 15% if they do not have a neighbourhood plan; 25% if this Plan is approved.

In 2017 Bradford MBC adopted a Bradford Community Infrastructure Levy (CIL) Regulation 123 List¹. This set out the infrastructure projects/types which Bradford MDC may fund, in whole or in part, from CIL receipts. This list includes priorities and projects relevant to Bingley, including:

- Education including primary and secondary provision.
- Sustainable transport improvement schemes including improvements to the public right of way network and public transport infrastructure (bus and train station improvements).
- Green infrastructure, recreation and open space.
- Community sports and recreation facilities, including children's and young people's play areas and playing pitches.
- Habitat mitigation schemes, including suitable alternative natural greenspace.
- Cultural facilities, including libraries and built community space.
- Public realm improvements.

¹ <https://www.bradford.gov.uk/media/3772/final-bradford-district-cil-charging-schedule.pdf>

- Environmental infrastructure schemes including recycling, flood risk alleviation, pollution abatement, air quality improvement measures and infrastructure to support brownfield land remediation.
- Cemeteries.
- Renewable and low carbon energy infrastructure.
- Community safety and health projects, including emergency services (police, fire, ambulance) and public health facilities.

It should be noted that in 2019 the Government amended the CIL Regulations. This removed the legislative basis for Bradford MDC's Regulation 123 List, which is, therefore, no longer in effect. Bradford MDC intends to publish an Infrastructure Funding Statement as required by the regulations. The amended regulations also allow Bradford MDC to seek Section 106 contributions for any item, whether it was previously included on the Regulation 123 List or not and whether or not CIL will also be used to fund it.

The Parish Council, therefore, consider it important that the Plan sets out some of the specific proposals CIL, and, if necessary, other funding that could be used in the Parish, in addition to, and, in support of, those identified by Bradford MDC.

POLICY M13: DEVELOPER CONTRIBUTIONS - The following priorities have been identified for the use of financial contributions, whether from Section 106 agreement, Community Infrastructure Levy or other negotiated obligations:

- **Group to add**

Developers and Bradford MDC are encouraged to engage with the Parish Council prior to the preparation of any planning application to confirm these local priorities, ensuring that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.