

**Shepway District Council  
Community Infrastructure Levy Examination**

**Matters, Issues & Questions**

**Council response to:**

**MATTER D: Infrastructure Provision**

**ISSUE 3: Funding Gap**

- a) Does the CIL as proposed draw sufficient income, bearing in mind the substantial infrastructure funding gap suggested in the Council's evidence?
- b) Is there any scope to raise more infrastructure funding and narrow the funding gap without adversely affecting development viability?

**Questions to the Council**

- i. Please provide a statement setting out your responses to the question above.

## **Council Response**

### **Question (a)**

The Council's proposed CIL rates and zones as stated in its Draft Charging Schedule, are set with due regard to viability evidence and the need to support delivery of the Local Plan.

It is clear however, given the funding needs and costs outlined by the Core Strategy Infrastructure Assessment and Draft Infrastructure Delivery Plan, that funding raised by CIL will not in itself be able to support all infrastructure needs. This is a likely scenario that is acknowledged by the Government's CIL Guidance, with it stated that CIL will need to operate in conjunction with other public and private funding sources.

### **Question (b)**

At the present moment in time and given available evidence, there is no additional scope to increase the proposed CIL rates, without there being an adverse impact on development viability. There is some scope to seek out additional funding sources for infrastructure provision from other sources, including the Local Enterprise Partnership, Government Departments, and Central Government Agencies. It is however acknowledged, given the Government's plans to reduce public expenditures further, that securing infrastructure funding from these sources will be challenging.

The Council will keep its CIL Charging Schedule under review, with the intention being to evaluate its impact after 3 to 5 years, to see if there is scope to propose different CIL rates in the context of prevailing market conditions.