

The Neighbourhood Community Infrastructure Levy (NCIL)

The Community Infrastructure Levy (or CIL) is a statutory charge (or tax) applied to new development that enables local authorities to fund the infrastructure necessary to support growth. It operates alongside, but is distinct from, Section 106 planning obligations, which are legal agreements used to secure site-specific mitigation that is directly required to make a development acceptable in planning terms. The Royal Borough of Kingston upon Thames (RBK) collects both CIL and Section 106 contributions to ensure that essential infrastructure—such as transport improvements, schools, public open space and community facilities—can be delivered in step with new development.

In accordance with the CIL Regulations 2010 (as amended), RBK is required to split CIL income into two categories: Strategic CIL (SCIL) and Neighbourhood CIL (NCIL).

Strategic CIL is directed towards larger, more complex infrastructure projects that are needed to facilitate borough-wide growth identified in the Council's Local Plan. These priorities are detailed within RBK's Infrastructure Delivery Plan, which sets out the infrastructure required to support planned development and the phasing required to deliver it effectively.

Neighbourhood CIL (NCIL) is governed by the Localism Act 2011 and the CIL Regulations, which stipulate that a 'meaningful proportion' of CIL receipts should support the development of that local area by contributing to the provision, improvement, replacement, operation or maintenance of infrastructure, or by addressing other impacts arising from development. National Planning Practice Guidance further clarifies that NCIL may be used flexibly to meet local priorities, provided it helps manage the pressures created by new growth.

Within RBK, NCIL funds have historically been apportioned according to the Council's defined neighbourhood structure. As such, the level of NCIL available in each neighbourhood has reflected the amount of development occurring within that area. As NCIL is an ongoing revenue stream linked to development activity, individual neighbourhood allocations have fluctuated between neighbourhoods and over time. In this way, communities experiencing development should receive a proportionate share of NCIL funding to support local infrastructure and community-focused projects.