

For: South Gloucestershire Council

Local Plan

Viability Position Statement (VPS) 2023

Appendix III

**CIL charging rates
information review**

DSP23828

South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3a: Residential Community Infrastructure Levy (CIL) - Adopted and Indexed CIL Charging Rates by LPA Area

LPA	Adopted CIL Charging Rates	Indexed CIL Charging Rates*	Charging Zones / Detail
South Gloucestershire <i>(CIL Charging Schedule adopted March 2015)</i>	£55.00	£81.97	Communities of North & East Fringe of Bristol, Yate/Sodbury and Severn Beach
	£100.00	£149.03	Communities of North & East Fringe of Bristol, Yate/Sodbury and Severn Beach - small sites falling beneath the AH threshold
	£80.00	£119.23	Rest of South Gloucestershire
	£130.00	£193.75	Rest of South Gloucestershire - small sites falling beneath the AH threshold
	£0.00	£0.00	Cribbs Patchway New Neighbourhood & East of Harry Stoke New Neighbourhood (all types of development)
	£0.00	£0.00	Residential Care Homes & Extra Care Facilities and Sheltered Retirement
	£0.00	£0.00	Agricultural tied houses
Stroud <i>(CIL Charging Schedule adopted February 2017)</i>	£80.00	£106.12	Residential
	£0.00	£0.00	Strategic sites identified in the Local Plan
	£0.00	£0.00	Residential sites within the Stroud Valleys area
Swindon <i>(CIL Charging Schedule adopted April 2016)</i>	£0.00	£0.00	Residential Zone 1 - Swindon's New Communities
	£55.00	£78.63	Residential Zone 2 - Rest of Borough (excluding Swindon's New Communities)
Bath and North-East Somerset <i>(CIL Charging Schedule adopted April 2015)</i>	£100.00	£149.03	District Wide
	£50.00	£74.52	Strategic Sites or Urban extensions
	£0.00	£0.00	Bath Western Riverside
Bristol City <i>(CIL Charging Schedule adopted January 2012)</i>	£50.00	£86.55	Outer Zone
	£70.00	£121.17	Inner Zone
North Somerset <i>(CIL Charging Schedule adopted January 2018)</i>	£0.00	£0.00	Zone A: Western Town Centre
	£20.00	£24.83	Zone B: Other Weston - Strategic Sites
	£40.00	£49.65	Zone B: Other Weston - Non- Strategic Sites
	£40.00	£49.65	Zone C: Rest of District: - Strategic Sites
	£80.00	£99.30	Zone C: Rest of District: - Non - Strategic Sites
	£0.00	£0.00	All (Zones A, B, C) - Extra Care Housing
Wiltshire <i>(CIL Charging Schedule adopted May 2015)</i>	£85	£126.68	Zone 1 - Residential (excluding strategically important sites), settlement categories 1-3
	£55	£81.97	Zone 2 - Residential (excluding strategically important sites), settlement category 4
	£40	£59.61	Zone 1 - Residential (strategically important sites), settlement categories 1-3
	£30	£44.71	Zone 2 - Residential (strategically important sites), settlement category 4
Cotswold <i>(CIL Charging Schedule adopted August 2018)</i>	£80.00	£97.41	All residential development, including sheltered housing and extra-care housing (excluding the Chesterton Strategic Site).

*Indexed rates uplifted by BCIS TPI (including provisional sums)

South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3b: Residential Community Infrastructure Levy (CIL) - Adopted and Indexed CIL Charging Rate Charts by individual LPA

Chart 1 - Adopted and Indexed CIL Charging Rate Charts by LPA - South Gloucestershire Council

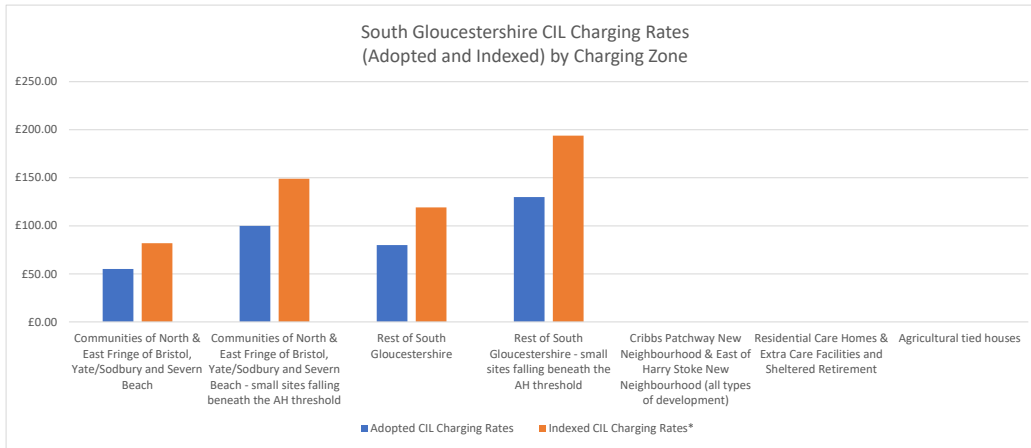


Chart 2 - Adopted and Indexed CIL Charging Rate Charts by LPA - Swindon Borough Council

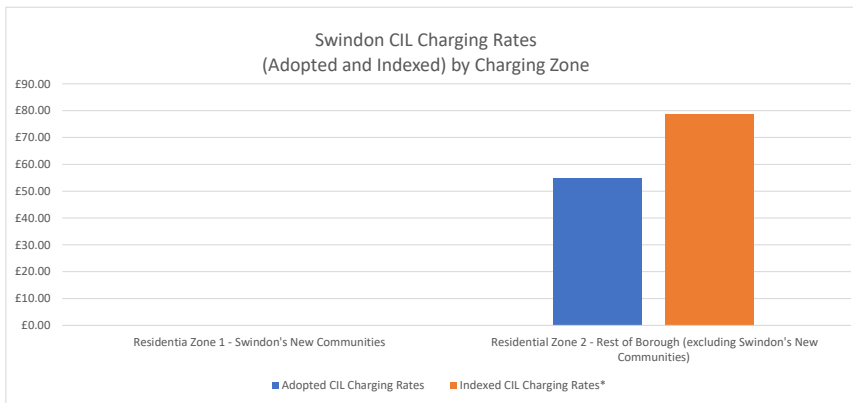
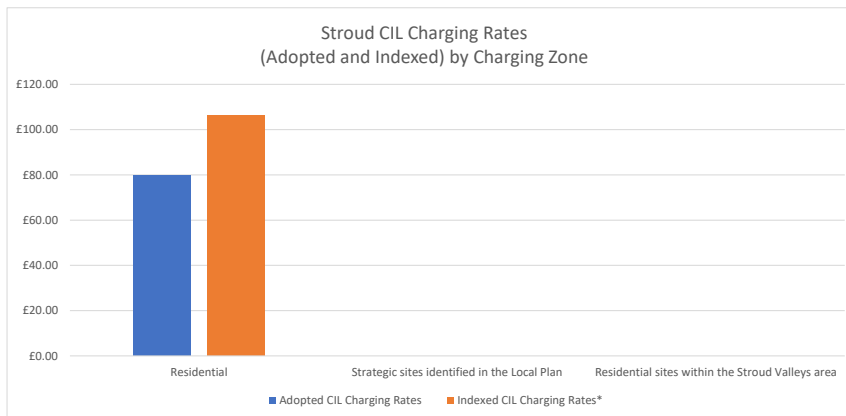


Chart 3 - Adopted and Indexed CIL Charging Rate Charts by LPA - Stroud District Council



South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3b: Residential Community Infrastructure Levy (CIL) - Adopted and Indexed CIL Charging Rate Charts by individual LPA

Chart 4 - Adopted and Indexed CIL Charging Rate Charts by LPA - Bath and North-East Somerset Council

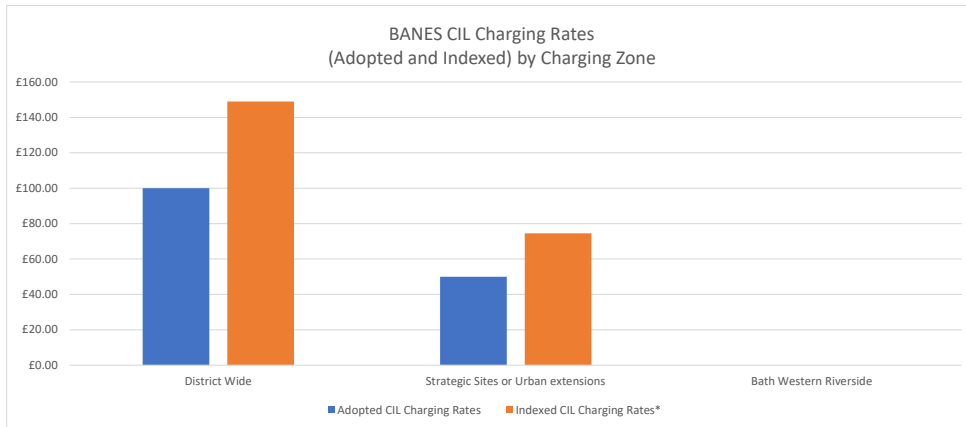


Chart 5 - Adopted and Indexed CIL Charging Rate Charts by LPA - Bristol City Council

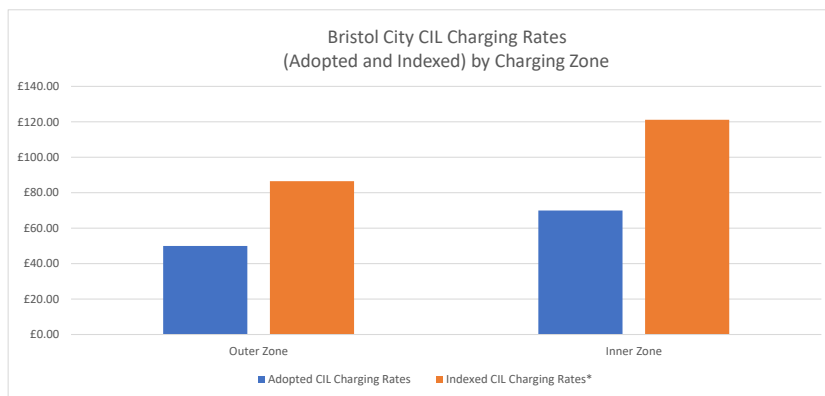
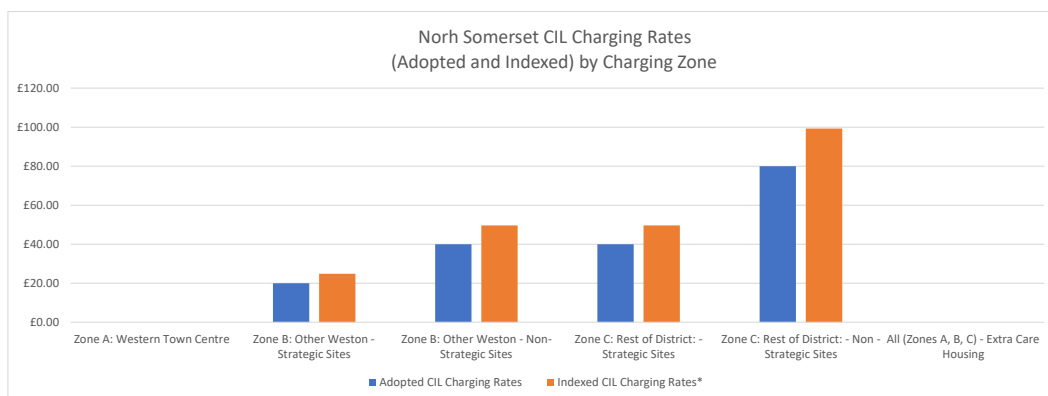


Chart 6 - Adopted and Indexed CIL Charging Rate Charts by LPA - North Somerset Council



South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3b: Residential Community Infrastructure Levy (CIL) - Adopted and Indexed CIL Charging Rate Charts by individual LPA

Chart 7 - Adopted and Indexed CIL Charging Rate Charts by LPA - Wiltshire Council

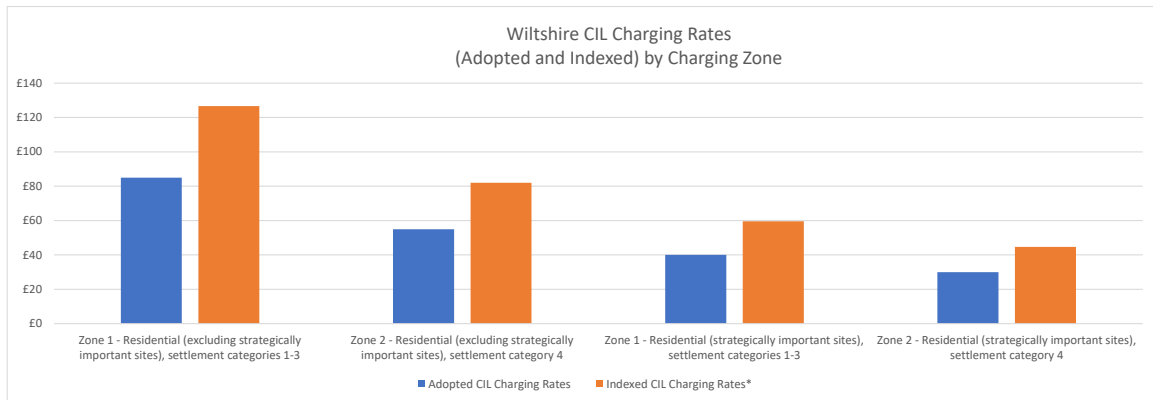
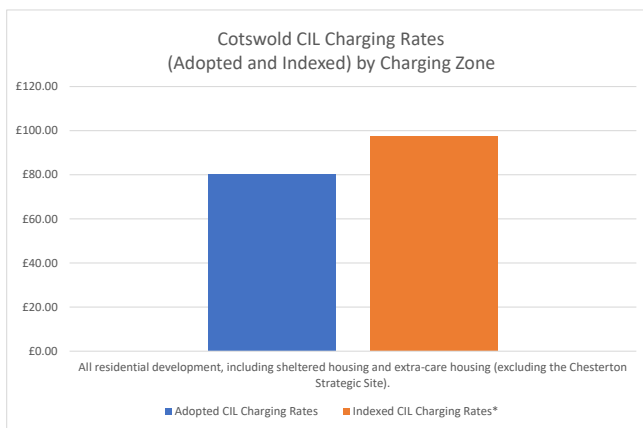
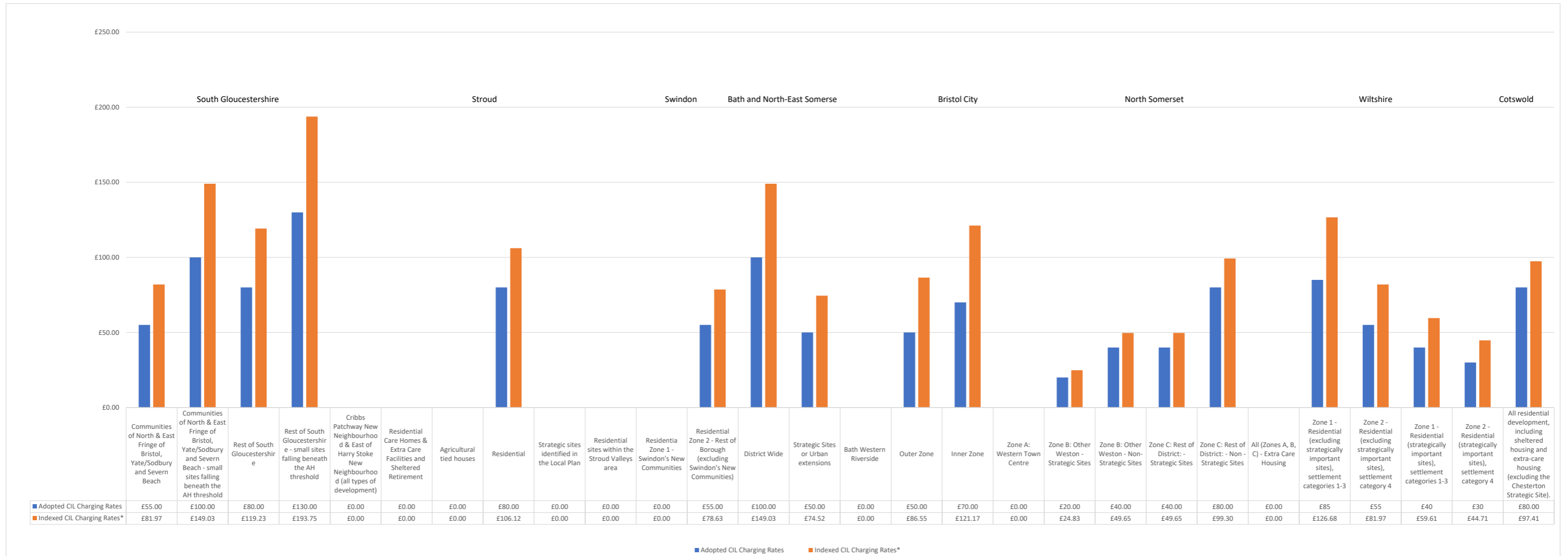


Chart 8 - Adopted and Indexed CIL Charging Rate Charts by LPA - Cotswold District Council



South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3c: Overall Residential Community Infrastructure Levy (CIL) Charging Rates (Adopted and Indexed) by Charging Zone and LPA area



South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3d: Non-Residential Community Infrastructure Levy (CIL) - Adopted and Indexed CIL Charging Rates by LPA Area

LPA	Adopted CIL Charging Rates	Indexed CIL Charging Rates*	Charging Zones / Detail
South Gloucestershire <i>(CIL Charging Schedule adopted March 2015)</i>	£30.00	£44.71	Offices (Prime)
	£0.00	£0.00	Offices (Non-Prime)
	£0.00	£0.00	Research & Development, Industrial, Storage & Distribution (Prime)
	£0.00	£0.00	Research & Development, Industrial, Storage & Distribution (Non-Prime)
	£160.00	£238.46	Shops, Financial & Professional Services, Retail Warehouse, Restaurants, Drinking Establishments, Hot Food takeaways etc. (Prime)
	£120.00	£178.84	Shops, Financial & Professional Services, Restita Warehouse, Restaurants, Drinking Establishments, Hot Food takeaways etc. (Non-Prime)
	£90.00	£134.13	Hotels (Prime)
	£0.00	£0.00	Hotels (Non-Prime)
	£60.00	£89.42	Purpose Built Student Accommodation (Prime)
	£0.00	£0.00	Purpose Built Student Accommodation (Non-Prime)
Stroud <i>(CIL Charging Schedule adopted February 2017)</i>	£75.00	£99.48	Supermarkets and Retail Warehouses
	£0.00	£0.00	All other non-residential development
Swindon <i>(CIL Charging Schedule adopted April 2016)</i>	£0.00	£0.00	Retail Zone 1 - Town Centre and Swindon's New Communities)
	£100.00	£142.96	Retail Zone 2 - Rest of Borough (excluding Town Centre and Swindon's New Communities)
	£0.00	£0.00	All other uses
Bath and North-East Somerset <i>(CIL Charging Schedule adopted April 2015)</i>	£100.00	£149.03	Hotel - In Bath
	£0.00	£0.00	Hotel - Bath Western Riverside
	£0.00	£0.00	Hotel Rest of district
	£150.00	£223.55	Retail - Bath city centre
	£0.00	£0.00	Retail - other centres
	£0.00	£0.00	Retails - Western Riverside
	£150.00	£223.55	Supermarkets, Superstores and Retail Warehousing - District wide
	£0.00	£0.00	Supermarkets, Superstores and Retail Warehousing - Bath Western Riverside
	£0.00	£0.00	Offices - District wide
	£0.00	£0.00	Industrial and warehousing - District wide
	£200.00	£298.07	Student Accommodation - Schemes with market rents
	£0.00	£0.00	Student Accommodation - Schemes with submarket rents
	£0.00	£0.00	Student Accommodation - Bath Western Riverside
£0.00	£0.00	Any other development - district wide	
Bristol City <i>(CIL Charging Schedule adopted January 2012)</i>	£0.00	£0.00	Commercial - offices, industrial, distribution
	£70.00	£121.17	Hotels
	£120.00	£207.71	Retail
	£100.00	£173.09	Student Accomodation
	£0.00	£0.00	Residential and non-residential institutions
	£50.00	£86.55	All other uses
North Somerset <i>(CIL Charging Schedule adopted January 2018)</i>	£40.00	£50.29	Purpose-built student accommodation / halls of residence
	£120.00	£150.88	Large-scale retail: more than 280m2 net sales area.
	£60.00	£75.44	Small-scale retail: less than 280m2 net sales area
	£0.00	£0.00	Commercial - offices, industrial, distribution
	£0.00	£0.00	All other uses
Wiltshire <i>(CIL Charging Schedule adopted May 2015)</i>	£70.00	£104.32	Student Accommodation
	£70.00	£104.32	Hotels
	£70.00	£104.32	Retail development (excluding retail warehousing and superstore/supermarket development) within the defined areas in Bradford on Avon, Chippenham, Marlborough, Salisbury and Trowbridge
	£0.00	£0.00	Retail development (excluding retail warehousing and superstore/supermarket development) outside the defined areas in Bradford on Avon, Chippenham, Marlborough, Salisbury and Trowbridge
	£175.00	£260.81	Retail warehouse and superstore/supermarket development anyway in the County
Cotswold <i>(CIL Charging Schedule adopted August 2018)</i>	£60.00	£73.06	Retail development
	£0.00	£0.00	All other uses

*Indexed rates uplifted by BCIS TPI (including provisional sums)

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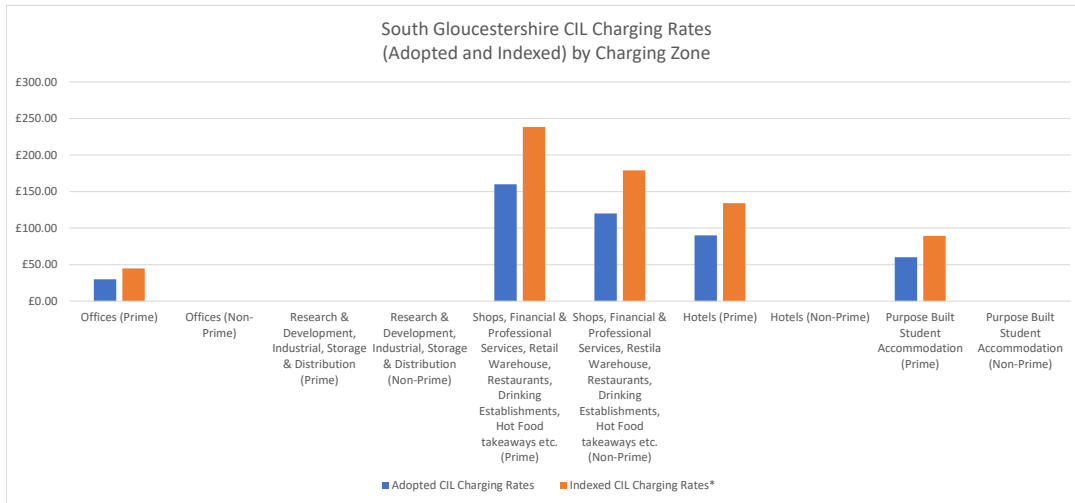


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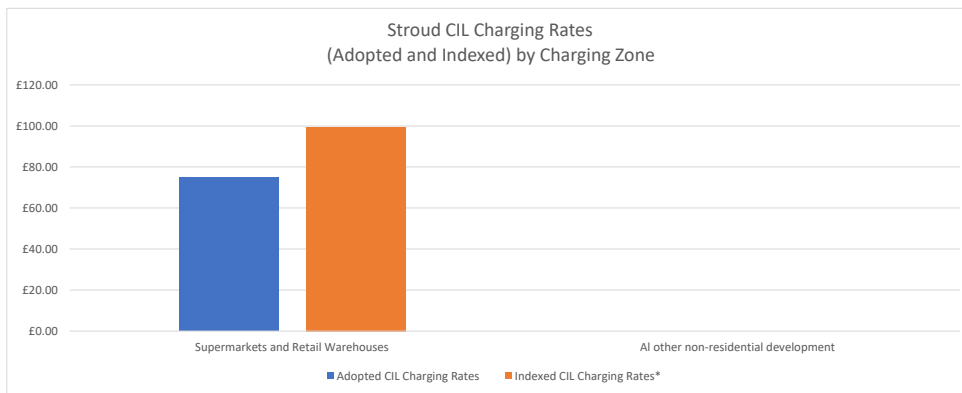
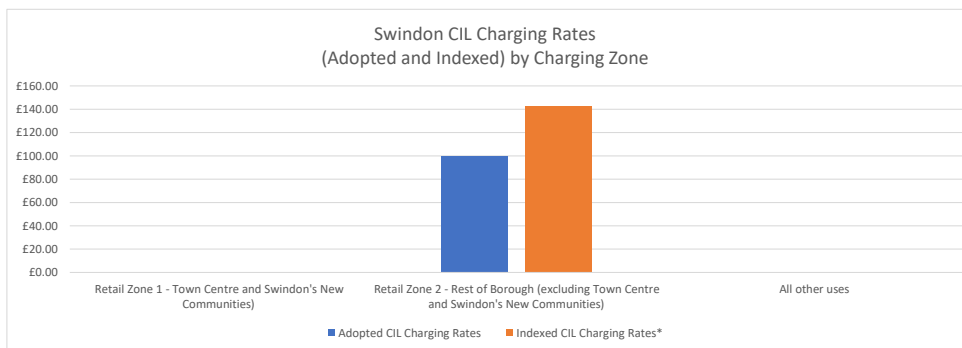


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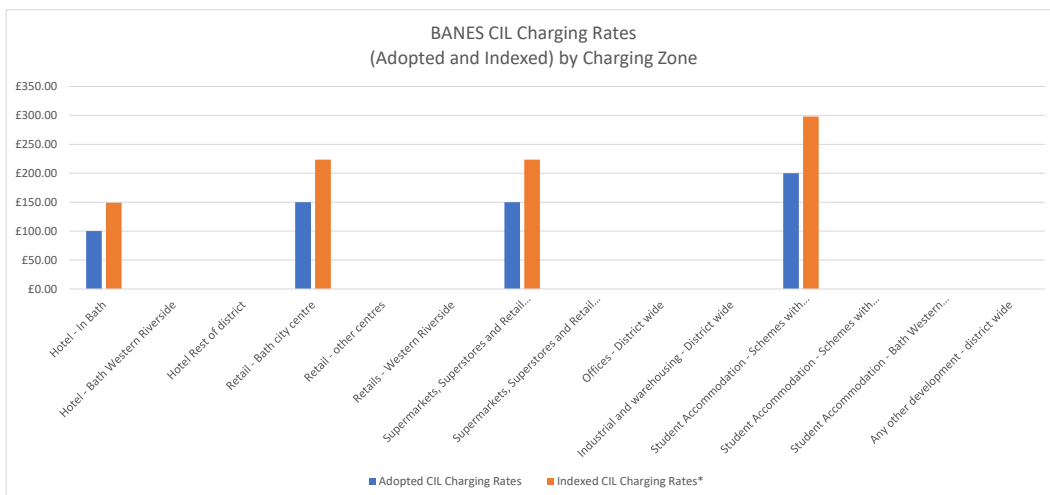


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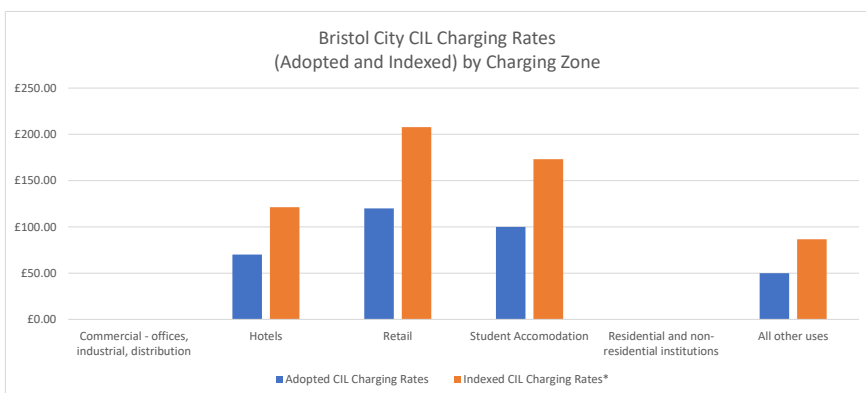
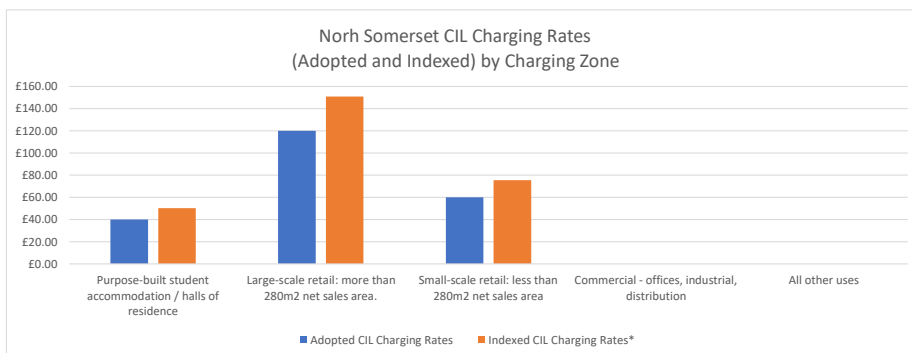


Chart 6 - Adopted and Indexed CIL Charging Rate Charts by LPA - North Somerset Council



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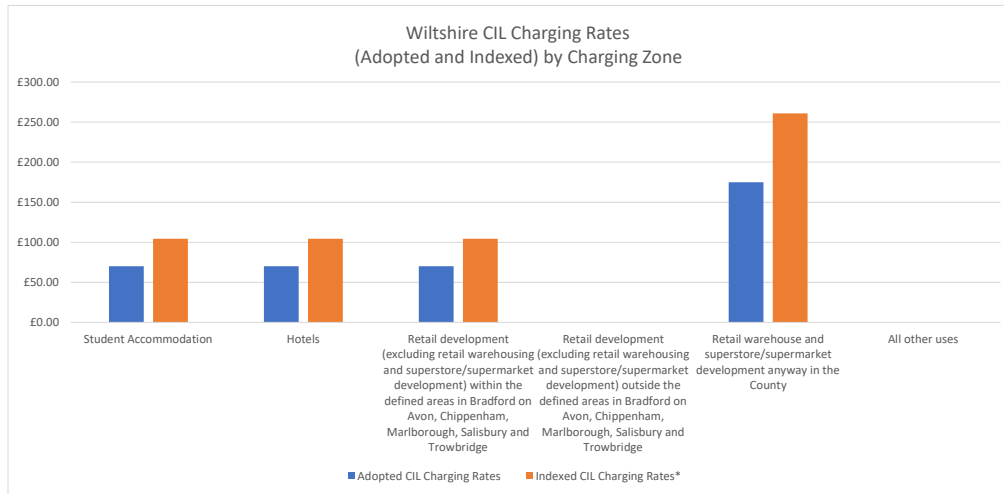
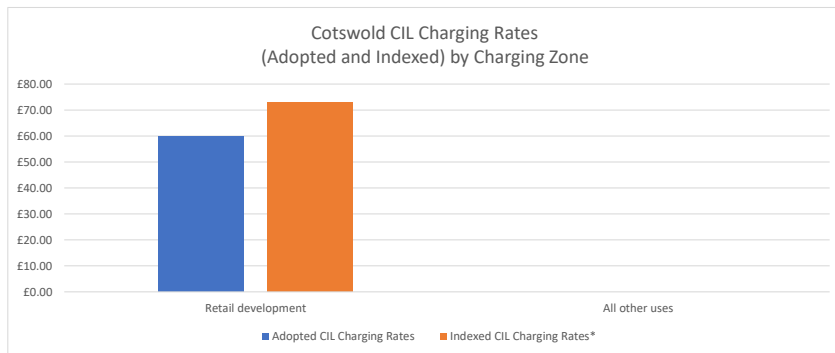


Chart 8 - Adopted and Indexed CIL Charging Rate Charts by LPA - Cotswold District Council



South Gloucestershire Council - Appendix III: Local Plan Viability Position Statement (VPS) - Table 3f: Overall Non-Residential Community Infrastructure Levy (CIL) Charging Rates (Adopted and Indexed) by Charging Zone and LPA area

