

South Gloucestershire Council Community Infrastructure Levy (CIL)



CHARGING SCHEDULE

Adopted March 2015

Community Infrastructure Levy (CIL)

Charging Schedule

Introduction

1.1 The CIL is a local charge on new development. CIL receipts are required to be spent on 'infrastructure'. A 'meaningful proportion' is also required to be passed back to local communities.

1.2 The Community Infrastructure Levy Regulations (2010) can be found at <http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>. The CIL (Amendment) Regulations 2011, 12, 13 & 14 can be found respectively at:

<http://www.legislation.gov.uk/uksi/2011/987/made>

<http://www.legislation.gov.uk/uksi/2012/2975/contents/made>

<http://www.legislation.gov.uk/uksi/2013/982/contents/made>

<http://www.legislation.gov.uk/uksi/2014/385/contents/made>

Guidance on the Community Infrastructure Levy can also be found at:

http://planningguidance.planningportal.gov.uk/?post_type=&s=community+infrastructure+levy

1.3 Details of the adoption process and studies which underpin the charges can be found at:

LINK TBC

CIL & S106 Planning Obligations Guide (SPD)

1.4 The Council has also adopted (as a Supplementary Planning Document) a 'CIL & S106 Planning Obligations Guide'. The Draft CIL & S106 Guide provides information about what CIL is, how it is calculated, who and what development is liable, exemptions, the process of collecting the levy (including an Instalments Policy), review of CIL charges and the interrelationship with S106 agreements. The CIL & S106 Guide can be accessed on the web page above.

Regulation 123 list

1.5 The Council is also required to publish on it's website a list of infrastructure items that CIL receipts will be spent on (Regulation 123 of the CIL Regulations 2010). The role of the list is to provide transparency about what the charging authority intends to fund through the levy. The draft Regulation 123 list can also be accessed on the web page above.

Infrastructure Delivery Plan

- 1.6 The Council also publishes an Infrastructure Delivery Plan (IDP). The IDP is a snapshot of all proposed infrastructure spending in the district, where information is available. A series of appendices with respect to types of infrastructure, also set out the existing provision, policy background, further requirements and approach to seeking developer contributions towards new infrastructure to support growth. This is a 'living document' and may therefore undergo regular review. Its contents underpin the CIL Justification Paper. The IDP it can also be found via a link on the web page.

CIL Policies

- 1.7 The Council may also publish policies in respect of:
- Paying by Instalments
 - Payments in Kind
 - Charitable Investment Activities
 - Exceptional Circumstances
 - Discretionary Social Housing Relief

These policies are also set out on the CIL web page (link above).

- 1.8 You should contact TBC if you have any queries. Details of how to pay are set out at: LINK TBC

Charging Schedule

Development Type	CIL charge £/sqm	
<u>Residential</u>		
Communities of North & East Fringe of Bristol, Yate/Sodbury and Severn Beach (Small sites that fall below affordable housing threshold)	£55	
	£100	
Rest of South Gloucestershire (Small sites that fall below affordable housing threshold)	£80	
	£130	
Cribbs Patchway New Neighbourhood ¹ (CPNN) & East of Harry Stoke New Neighbourhood (EoHSNN) (all types of development within these areas)	£0	
Residential Care Homes (class C2) & Extra Care facilities (Class C2/C3) and sheltered retirement (class C3)	£0	
Agricultural Tied Houses	£0	
<u>Other Uses</u>	Prime Locations	Non-Prime Locations
Offices (class B1a)	£30	£0
R&D, Light Industrial, General Industrial, storage & distribution (classes B1b, B1c, B2 & B8)	£0	£0
Retail (classes A1-A5) inc retail warehouse clubs	£160	£120
Hotels (class C1)	£90	£0
Student Accommodation	£60	£0
Sale or display for sale of motor vehicles	£90	£90
All other uses ²	£10	£10

CHARGING ZONES SHOWN BELOW - See also explanatory text over

1. Note, the CPNN £0 rate charging zone varies from the New Neighbourhood boundary as expressed in the Core Strategy (policy CS26). The £0 rate includes all development uses within the charging zones at CPNN & EoHS NN

2. Infrastructure projects such as schools, libraries, clinics etc (Residential & Non Residential Institutions (classes C2, C2a, D1) including development by the emergency services for operational purposes) funded and owned by the public sector will be £Nil CIL

3. 'Affordable housing threshold means 10 units or below in urban areas and 5 units or below in rural areas in accordance with Policy CS18 of the Core Strategy, applied taking account of the NPPG revision (ID: 236-012-20141128) dated 28/11/14'

e.g. The average 3 bed house has a gross internal floor space of 80-85msq. A CIL charge of £55 per sqm would total £4400-4675 and at £80 would total £6400-6800 for such a property.

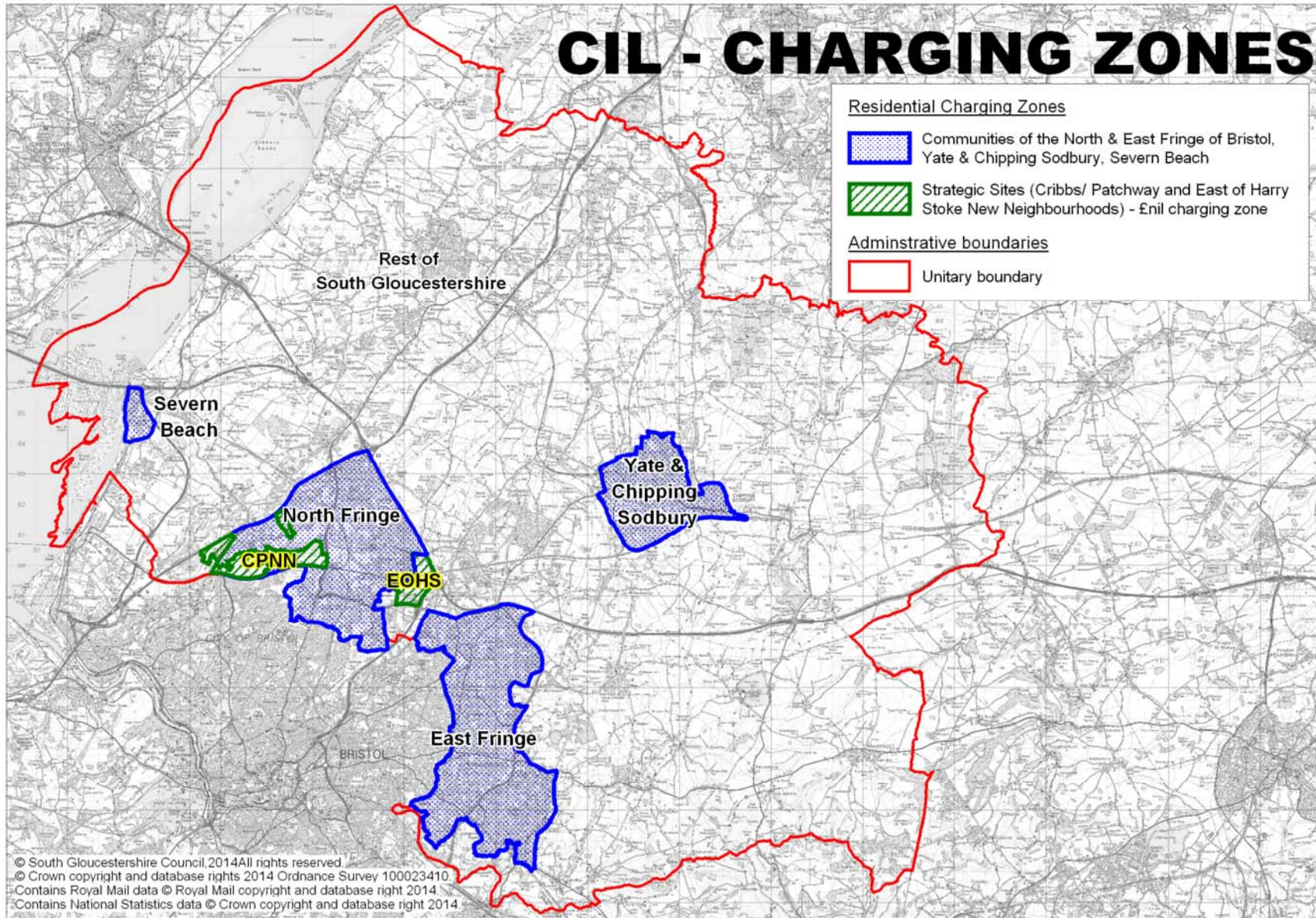
This Charging schedule was approved by the Council's Policy & Resources Committee on 13th March 2015 & Full Council Committee on 18th March 2015 in accordance with the Community Infrastructure Levy Regulations 2010 (as amended 2011) and Section 213 of the Planning Act 2008.

Levy rates are expressed as pounds per square metre. These figures are applied to the gross internal floorspace of the net additional development liable for the levy. Liable development is the type of development specified in the charging schedule as incurring a particular levy charge. Where an existing building is being redeveloped, the nature of the redevelopment may impact on the levy charge. Certain exemptions and reliefs may apply. Please check the website for information.

Charges are index linked against the **RICS All-In Tender Price Index (%)**. This is an annually updated measure of inflation published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors (RICS). The base date for indexation is TBC.

The Council will periodically monitor market conditions and build costs and where these so indicate take steps to instigate a review or in any event instigate a review on a 3 yearly basis. The Council will in any event instigate a review when it reviews the Core Strategy (to be completed in 2018).

CIL - CHARGING ZONES



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