

COMMUNITY INFRASTRUCTURE LEVY: DRAFT CHARGING SCHEDULE

October 2016



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Introduction 1

I Introduction

1.1 The Community Infrastructure Levy (CIL) Regulations came into force in 2010 and brought in a new system of planning charges that Local Authorities can levy on new building projects. The Regulations restrict the use of planning obligations through Section 106 agreements, but enable an authority to develop a tariff on new development in order to help fund infrastructure required to support the housing and commercial growth identified in an up to date Local Plan.

1.2 Statutory Compliance

1.3 Cotswold District Council is a Charging Authority for the purposes of Part 11 of the Planning Act and may therefore charge the Community Infrastructure Levy in respect of development in its administrative area. The Council is both the Charging Authority and Collecting Authority for its administrative area.

1.4 In preparing this Draft Charging Schedule, Cotswold District Council has complied with the requirements set out in Part 11 of the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).

1.5 In setting the CIL rates, the Charging Authority considers that, in accordance with Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended), an appropriate balance has been struck between the desirability of funding from CIL, in whole or in part, the estimated cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding, and the potential effects (taken as a whole) of imposing CIL on the economic viability of development within Cotswold District.

1.6 Date of Approval

1.7 This Charging Schedule was approved by the District Council on (date to be inserted following Council approval) in accordance with Section 213 of the Planning Act 2008 and regulation 25 of the Community Infrastructure Levy Regulations 2010 (as amended).

1.8 Date of Effect

1.9 The Charging Schedule will take effect from (date to be inserted following examination and Council approval) .

2 CIL Rates

2 CIL Rates

2.1 The CIL rates to be charged by Cotswold District Council are set out in Table 1. Maps of the CIL charging zones for residential and retail development in Cotswold District can be found in Chapter 3.

Development Type	CIL Charge £/sq m
Residential	
<ul style="list-style-type: none"> • All development sites, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site 	£80/m ²
<ul style="list-style-type: none"> • Chesterton Strategic Site 	£0/m ²
Retail Development	£60/m ²
All Other Development	£0/m ²

2.2 Calculation of the CIL Charge

2.3 CIL charges will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended.

2.4 The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floorspace of all new development, except where:

- Minor development: that is buildings or extensions where the gross internal area of new build is less than 100m², other than where the development will comprise one or more new dwellings (in which case the new dwellings will constitute 'Chargeable Development', irrespective of their size).
- Development of buildings into which people do not normally go, or into which they go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- The Charging Authority has evidence to demonstrate that there are viability reasons for not levying a charge on the intended use of development, and these are reflected in its Charging Schedule through the application of a £0/m² rate; or
- The development is exempt under Part 6 of the CIL Regulations (as amended).

2.5 All CIL Liability will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index or any other Price Index in accordance with the CIL Regulations (Regulation 40).

CIL Rates 2

2.6 As stipulated in the Regulations, the calculation of the chargeable amount is based on gross internal area (GIA). The definition of gross internal area is not specified in the Regulations; however, the generally accepted method of calculation is set out in the RICS Code of Measuring Practice (6th edition, 2007).

2.7 Failure to comply with the CIL Regulations 2010 (as amended) in respect of payment may result in the total CIL charge becoming payable on commencement or with immediate effect and financial surcharges to be applied.

3 CIL Charging Zone Maps

3 CIL Charging Zone Maps

3.1 In accordance with Regulation 12 of the Community Infrastructure Levy Regulations 2010 (as amended), the following maps identify the location and boundaries of the charging zones identified in the table above:

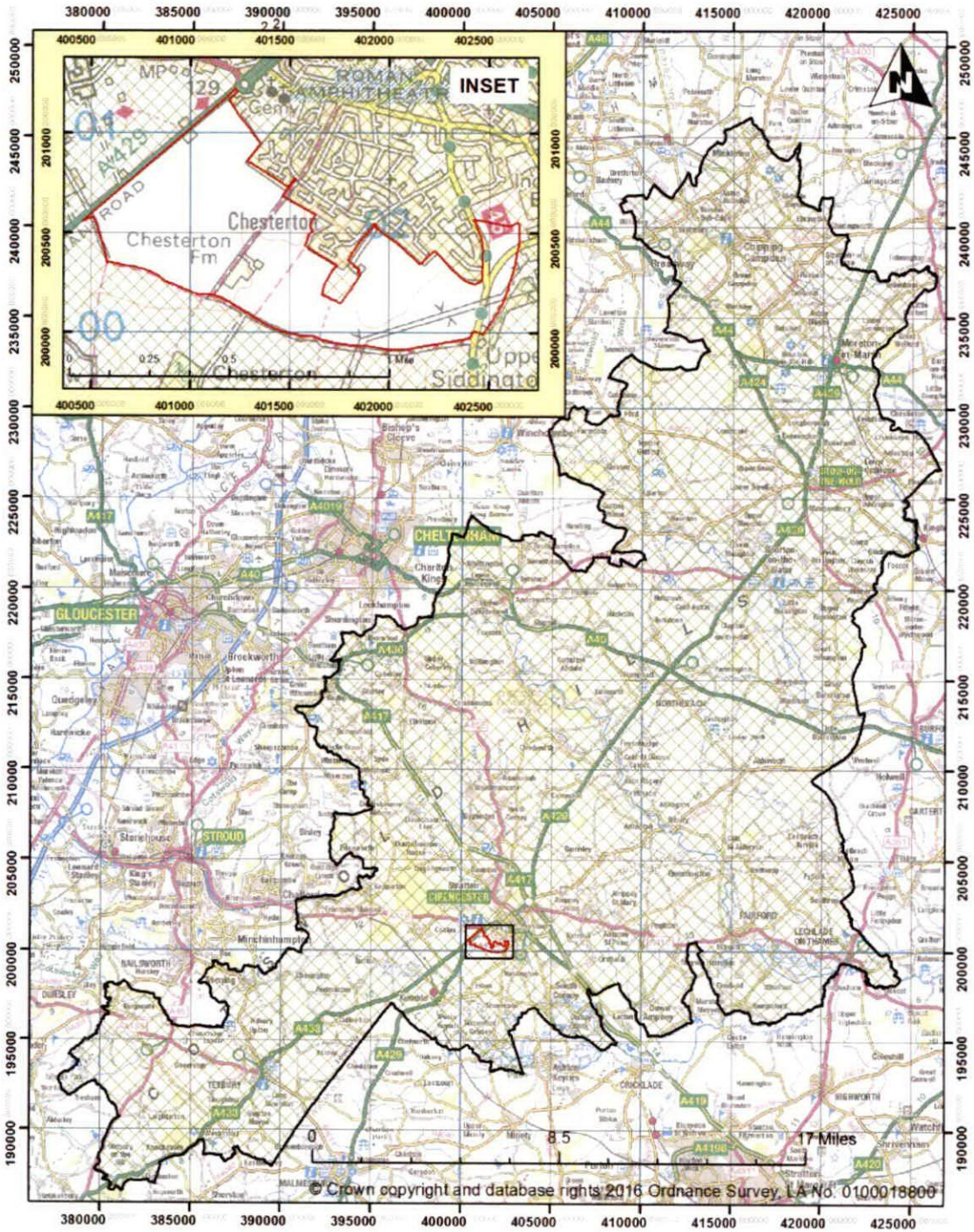
- Map 1 identifying the zones for residential development charges as set out in this charging schedule.
- Map 2 identifying the zone for the retail development charge as set out in this schedule.

CIL Charging Zone Maps 3

Residential CIL Zones

KEY

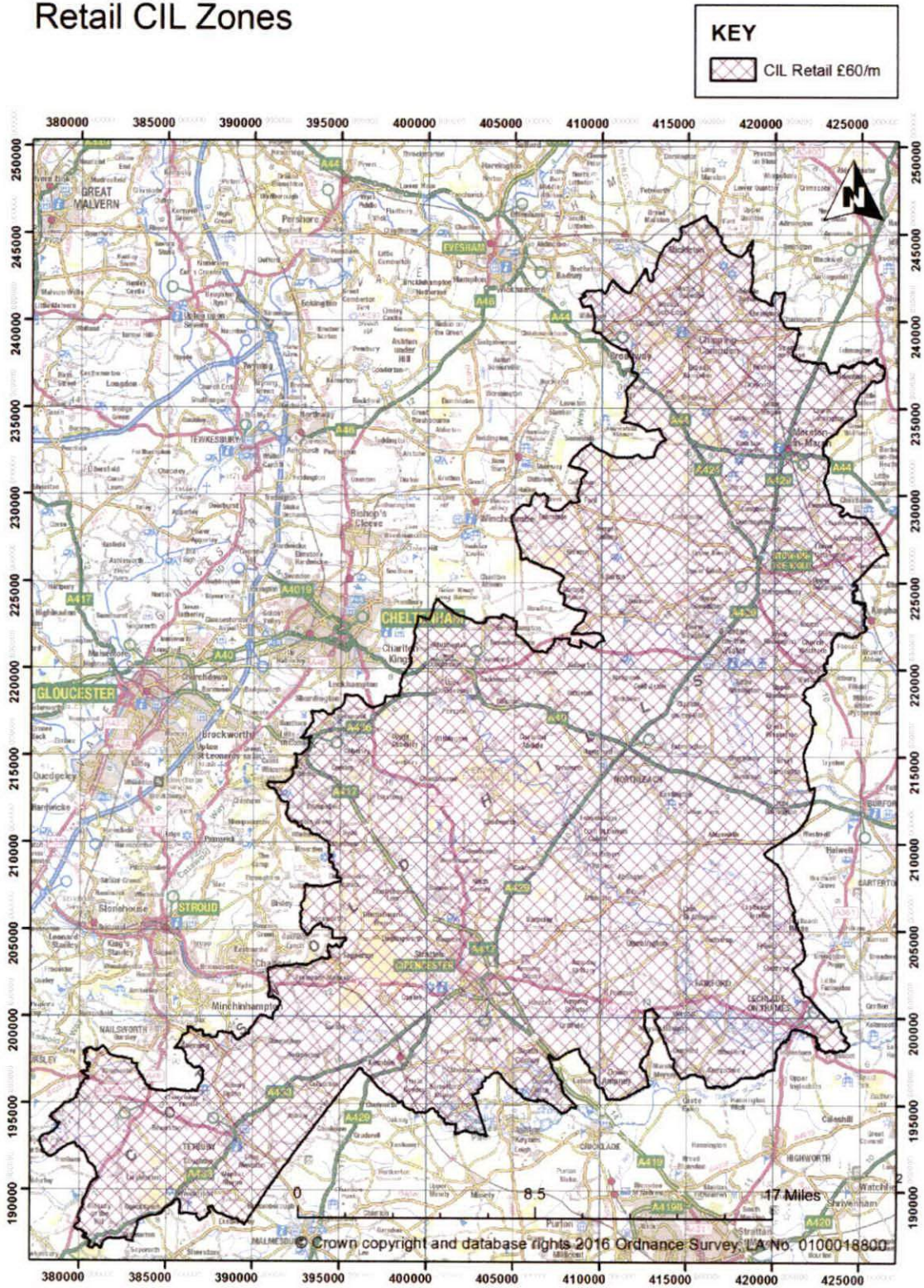
- CIL Residential £80/m
- CIL Residential £0/m (Chesterton Strategic Site)



Map 1 Residential Charging Zones Map

3 CIL Charging Zone Maps

Retail CIL Zones



Map 2 Retail Charging Zone Map

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