

Central Bedfordshire Council  
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# **Community Infrastructure Levy (CIL) Draft Charging Schedule**

Publication July 2015



## 1. Charging Schedule

- 1.1 This is the Charging Schedule for Central Bedfordshire and has been prepared in accordance with:
- Part 11, Planning Act 2008
  - Community Infrastructure Levy Regulations 2010
  - Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013, 2014 and 2015
  - Community Infrastructure Levy Planning Practice Guidance (DCLG, 2014)
- 1.2 Central Bedfordshire Council, as the local Planning Authority, is the Charging Authority and will also be the Collecting Authority. This Charging Schedule comes into force in early 2016.

### Liability to Pay CIL

- 1.3 A chargeable development is one for which planning permission is granted and which is liable to pay CIL in accordance with the Regulations.

## 2. The following development types will be liable for CIL:

- Development comprising 100m<sup>2</sup> or more of new build floorspace;
- Development of less than 100m<sup>2</sup> of new build floorspace that results in the creation of one or more dwellings;
- The conversion of a building that is no longer in lawful use.

The Levy applies to new development for which planning permission is granted after the Charging Schedule has taken effect, and the amount of CIL payable (the 'Chargeable Amount') is calculated on the day that development is first permitted (which can be the day on which planning permission is granted, or the final approval of the last reserved matter, or by agreement the day on which the last pre-commencement condition of a phase is approved). In the case of permitted development, for which a planning permission is not specifically issued, it is the time at which the 'Notification of Chargeable Development' notice is received or served by the charging authority.

### 2.1 Deciding the CIL rate

The proposed CIL is set at a rate that does not put at serious risk the overall development of the area by making development unviable. To achieve this, an appropriate balance has been made between what CIL charge will best enable the necessary infrastructure for the local area and the potential effects the CIL charge will have on the viability of development.

## 2.2 Calculating the Chargeable Amount

The Council will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with the relevant formulae in the Community Infrastructure Levy Regulations 2010 (as amended).

## 3. Proposed CIL Charging Schedule

Development Type	Definition (Use Class Order 1987)	Area A £ / square metre	Area B £ / square metre	Area C £ / square metre	SUEs £ / square metre
	Please see Proposed Charging Area Map				
<b>Residential</b>	(C3, excluding Assisted living) 11 units and above	<b>130</b>	<b>75</b>	<b>40</b>	<b>0</b>
<b>Residential</b>	(C3, excluding Assisted living) 10 units and below	<b>330</b>	<b>245</b>	<b>135</b>	<b>0</b>
<b>Retail</b>	Large superstores of 2,500 m <sup>2</sup> and above (A1 food, 50%+ Convenience Goods)	<b>85</b>	<b>85</b>	<b>85</b>	<b>85</b>
<b>Retail</b>	Out of centre convenience of below 280 sq m trading area	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>
	Out of centre comparison retail/retail warehouse	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>
<b>All other uses</b>	All other uses including town centre retailing (includes B1, C1-C2, D & sui generis)	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Residential Charge for SUEs:** The proposed zero charge rate reflects the increased costs of s106 provisions expected to be necessary in opening up the urban extensions for development. The advanced stage of development of some of the proposals means that planning applications may have been determined prior to any introduction of CIL.

**Assisted Living:** ‘Assisted living’ is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation.

**C2 Residential Institutions:** Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**Large superstores:** foodstores with at least 50% of sales floorspace selling convenience goods

**Sui Generis:** individual non-classified uses. The Council is not proposing a charge on any sui generis uses at this time but may wish to do so at a later stage following more detailed analysis of such uses.

## 4. Exemptions

### 4.1 Mandatory Exemptions and Relief from CIL

The CIL regulations provide for certain types of development to be exempt or eligible for relief from CIL, as set out below:

#### Development exempt from CIL

- The conversion of any building previously used as a dwelling house to two or more dwellings;
- Development of less than 100m<sup>2</sup> of new build floorspace, provided that it does not result in the creation of a new dwelling;
- The conversion of a building in lawful use, or the creation of additional floor-space within the existing structure of a building in lawful use;
- Development of buildings and structures into which people do not normally go (e.g., pylons, wind turbines, electricity sub stations).

#### Development entitled to Mandatory Relief from CIL

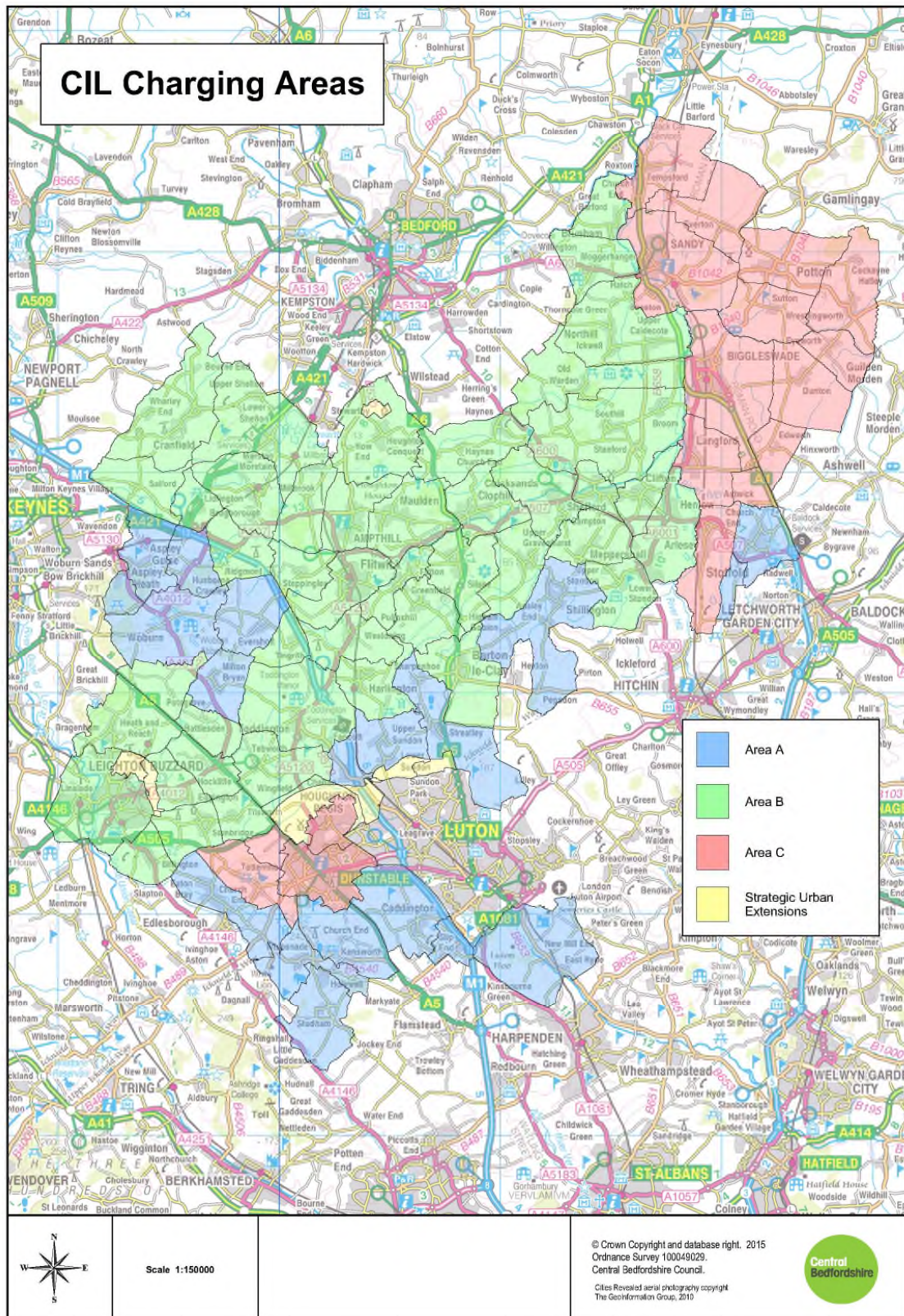
- Development by registered charities for the delivery of their charitable purposes, as set out in Regulation 43 of the Community Infrastructure Levy Regulations 2010.
- Social housing relief is a mandatory discount that applies to most social rent, affordable rent, intermediate rent provided by a local authority or Private Registered Provider, and shared ownership dwellings. Subject to meeting specific conditions, social housing relief can also apply to discounted rental properties provided by bodies which are neither a local authority nor a private registered provider. Regulation 49 (as amended by the 2015 Regulations) defines where social housing relief applies.

## 5. Discretionary Relief

- 5.1 The CIL Regulations 2010 as amended allow for Charging Authorities, at their discretion, to provide relief from CIL in exceptional circumstances. The Council is **not** offering such relief.



## 6. CIL Charging Areas Map in Central Bedfordshire







## 7. Payment of CIL

### 7.1 Payment Plan and Instalments

Amount of CIL	Number of Instalments	Payment Period and Amount
Up to £50,000	No Instalments	Total amount payable within 60 days of commencement of development
Greater than £50,000	Four Instalments	25% within 60 days of commencement 25% within 180 days of commencement 25% within 270 days of commencement 25% within 360 days of commencement