

Community Infrastructure Levy Indexation

Indexation information for the calendar year of 2021

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This document has been produced to set out how indexation will affect the Community Infrastructure Levy (CIL) for developments granted planning permission in North Somerset in 2021. In line with the amended CIL regulations, the charging year will now run across the calendar year, starting 1st January 2021 and ending December 31st 2021.

All CIL Liability Notices issued by the Council in 2021 will include indexation in the calculation of the chargeable amount. The calculation of CIL chargeable amount is defined by the CIL Regulations 2010 (as amended):

<p><u>R x A x Ip</u> Ic</p> <p>R – the CIL rate for that use</p> <p>A – the deemed net area chargeable at rate R</p> <p>Ip – the index figure for the year in which planning permission was granted</p> <p>Ic – the index figure for the year in which the charging schedule took effect</p>
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The index that must be used is set by the CIL Regulations 2010 (as amended) and is the RICS Community Infrastructure Levy (CIL) Index. The index figure for any given year is set on 1st January and is the index figure published by RICS on the fourth Monday of October of the preceding year. The index figures that will be used to calculate indexation for North Somerset’s adopted Charging Schedule in 2021 are:

Financial Year (1st April – 31st March)	Index
2018/19 (the year in which the Charging Schedule took effect)	286
2020 (the calendar year in which planning permission was granted)	334

Example

In the calendar year 2021, a planning application is approved that grants a dwelling that has an GIA of 100sqm, located in Zone C that is chargeable at £80/sqm. The CIL liability would be as calculated as follows:

$$\frac{\pounds 80 \times 100\text{sqm} \times 333}{286} = \pounds 9,314.69$$

This document is relevant to all Planning Permissions issued between 1st January 2021 and 31st December 2021 and will be updated in November 2021 when a new index figure for that year has been published.

After applying the updated indexation as in the above example, the following charges will be levied against developments for developments granted permission from 1st January 2021.

Location(s)	Development type (use class)	CIL charge 2020 per m ²
Zone A: Weston Town Centre	Residential (C3/C4).	£0
Zone B: Outer Weston: sites	Residential (C3/C4) development on sites designated as Strategic Development Areas.	£23.29
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	£46.57
Zone C: Rest of District	Residential (C3/C4) development on sites designated as Strategic Development Areas.	£46.57
	Residential (C3/C4) development on sites not designated as Strategic Development Areas.	£93.15
All (zones A, B, C)	Extra-care (C2) housing.	£0
	Purpose-built student accommodation / halls of residence.	£46.57
	Large-scale retail (A1/A2/A3/A4/A5): more than 280m ² net sales area.	£139.72
	Small-scale retail (A1/A2/A3/A4/A5): less than 280m ² net sales area.	£69.86
	Commercial (B1/B2/B8).	£0
	All other qualifying development.	£0

Explanatory notes and definitions

1) “Extra-care (C2) housing” is defined as:

- “Accommodation available to rent or buy for older people or others in need of care and which meets the following criteria:
- Residents are subject to an assessment of minimum care needs to establish eligibility to buy or lease a property; and

- Residents are required to purchase a ‘minimum care package’ as a condition of occupation, to include at least 2 hours of domiciliary care per week focused on the health and social care needs of those residents; and
- The development has a minimum non-saleable floorspace in excess of 30% of GIA.”

Residential development not meeting these criteria shall be charged as C3 residential use class.

2) “Strategic Development Areas” are defined as follows:

- “The Weston Villages, as defined in the Weston Villages SPD, or as amended through subsequent planning policies; and/or
- Individual development sites of 500 or more dwellings; and/or
- Any other strategic sites or SDAs identified in an appropriate planning policy by NSC.”

3) Charging zones for residential development (use classes C3 and C4) are as shown on the Ordnance Survey map extracts in Appendices A and B to this Charging Schedule