



North Somerset Council

Community Infrastructure Levy (CIL) Charging Schedule

Approved date: 18th July 2017

Takes effect on: 18th January 2018

NORTH SOMERSET COUNCIL COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Charging Authority

The Charging Authority is North Somerset District Council (known as North Somerset Council).

Date of Approval

North Somerset Council approved this Charging Schedule by a resolution of full Council on 18th July 2017.

Date of Effect

The CIL Charging Schedule will take effect on 18th January 2018.

Statutory Compliance

The CIL Charging Schedule has been approved and published in accordance with Part 11 of the Planning Act 2008 (as amended by the Localism Act 2011) and the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations of 2011, 2012, 2014 and 2015). In setting the levy rates, North Somerset Council has struck an appropriate balance 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 the imposition of CIL on the economic viability of development across its area.

CIL RATES

The CIL rates charged by North Somerset Council are set out in the following table:

| Location(s) | Development type (use class) | CIL charge £/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. | 20 |
| | Residential (C3/C4) development on sites not designated as Strategic Development Areas. | 40 |
| Zone C: Rest of District | Residential (C3/C4) development on sites designated as Strategic Development Areas. | 40 |
| | Residential (C3/C4) development on sites not designated as Strategic Development Areas. | 80 |
| All (zones A, B, C) | Extra-care (C2) housing. | 0 |
| | Purpose-built student accommodation / halls of residence. | 40 |
| | Large-scale retail (A1/A2/A3/A4/A5): more than 280m ² net sales area. | 120 |
| | Small-scale retail (A1/A2/A3/A4/A5): less than 280m ² net sales area. | 60 |
| | 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.

CALCULATION OF CHARGEABLE AMOUNT

CIL rates will be calculated in accordance with Part 5 of Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations of 2011, 2012, 2014 and 2015 and as may be amended by further regulations from time to time).

The amount of CIL payable (known as the “chargeable amount”) is calculated by multiplying the net increase in Gross Internal Area (GIA) (m²) by the relevant CIL rate (£/m²) as set out in the Charging Schedule, index linked for inflation using the Royal Institution of Chartered Surveyors’ All-in Tender Price Index figures for the year in which this Charging Schedule took effect and the year in which the planning permission was granted.

The formula for how the CIL charge will be calculated is as follows:

$$\frac{R \times A \times I_p}{I_c}$$

Where:

R = CIL Rate as set out in the Charging Schedule for relevant use/area.

A = net increase in Gross Internal Floor Area.

I_p = The BCIS All-in Tender Price Index for the year in which planning permission was granted.

I_c = The BCIS All-in Tender Price Index for the year in which the Charging Schedule containing rate R took effect (and the figure for a given year is the figure for 1st November of the preceding year).

Where the amount is less than £50 the chargeable amount is deemed to be zero.

FURTHER INFORMATION

For further information and guidance, please see:

- The CIL Regulations 2010:
<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>
- National Planning Policy Guidance on the setting and operation of the CIL:
<https://www.gov.uk/guidance/community-infrastructure-levy>
- Planning Portal guidance on the operation of CIL:
https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy
- Further information on North Somerset Council's application of the CIL:
www.n-somerset.gov.uk/cil