

Community Infrastructure Levy

Draft Charging Schedule

February 2015

The Charging Authority

The Charging Authority is Vale of White Horse District Council

Date of Approval

This Charging Schedule was approved by the Council on **(date to be inserted following examination and Council approval)**

Date of Effect

This Charging Schedule will come into effect on **(date to be inserted following the examination and Council approval)**.

CIL Charging Rates

The Council's proposed charging rates are set out in Table 1 below.

Table 1: Draft Charging Schedule - Proposed Charges by Development Type and Location (£ per sq m)

Development type	CIL Charging Rate (per square metre of chargeable floorspace)		
Residential development	Zone 1	Zone 2 (Faringdon, Wantage and Grove)	Zone 3 (Crab Hill, Monks Farm and Grove Airfield strategic site allocations)
Residential development on sites of 11 + net new dwellings (including self-contained, independent living accommodation, acting outside the registered Care Standards - use class C3 or sui generis)	£120	£85	£0
Residential development on sites of 1-10 net new dwellings(except as excluded below)	£260	£200	Not applicable
Housing for the frail or disabled where ongoing and regular care is provided (by registered provider and Care Standards) on site (use class C2)	£0	£0	£0
Residential development which is required to enable a rural exception site under Core Policy 25	£0	£0	£0
Development type	District Wide		
Supermarkets and retail warehousing exceeding 280m2 (gross internal area)	£100		
All other development	£0		

Supermarkets: are large stores selling mainly food or non-food goods. Retail warehouses: are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. Retail warehouses and supermarkets exceeding 280m2 are classified as larger stores under the Sunday Trading Act 1994.

The Charging Areas

The charging areas that are identified above; Major Developed Areas and the Primary Shopping Area boundaries are defined in the 'Community Infrastructure Levy Charging Area' Map in Annex 1 of this Schedule.

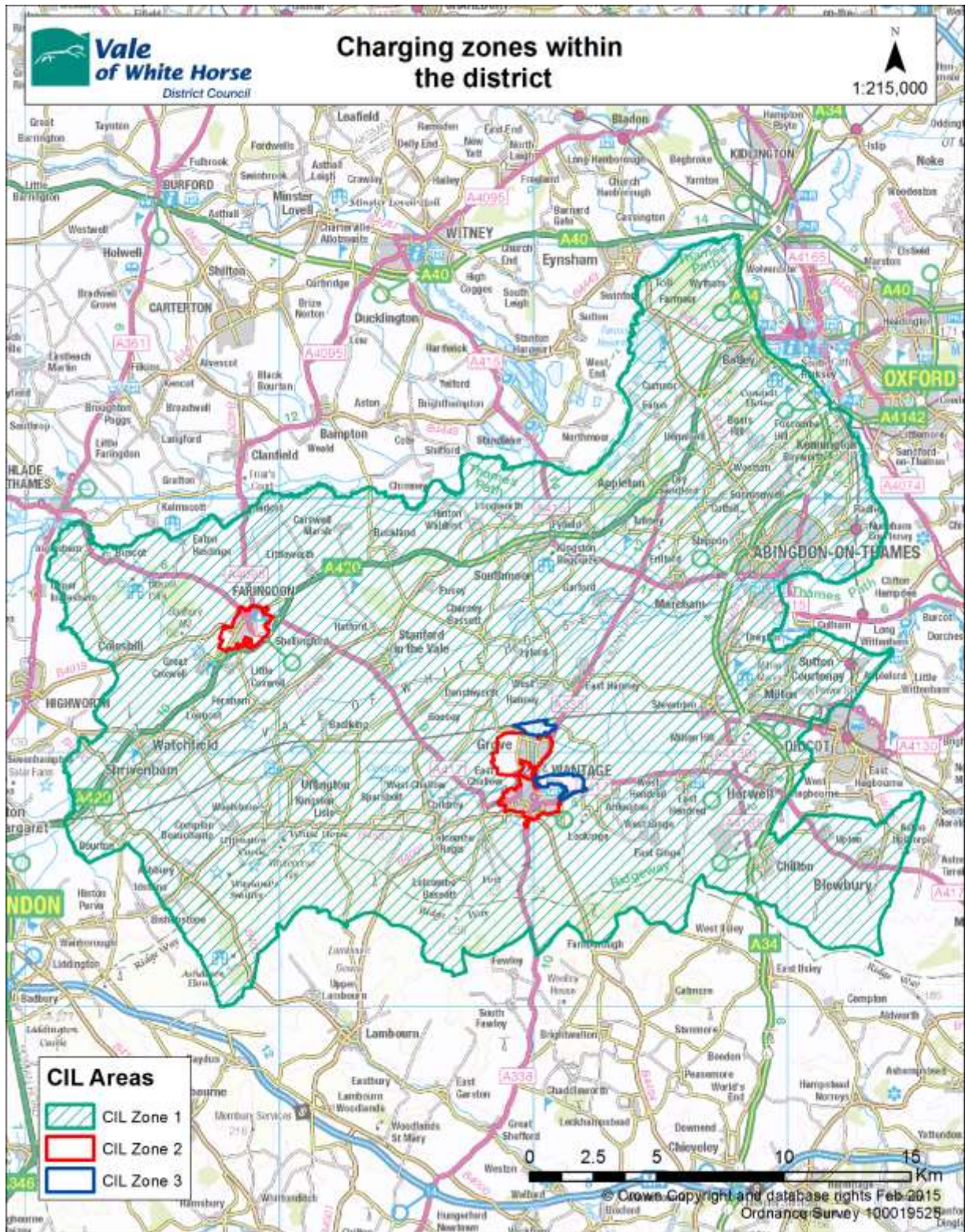
Statutory Compliance

This Draft Charging Schedule has been published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended in the Community Infrastructure Levy Regulations (2011, 2012, 2013) and Part 11 of the Planning Act 2008 and in any future amendments.

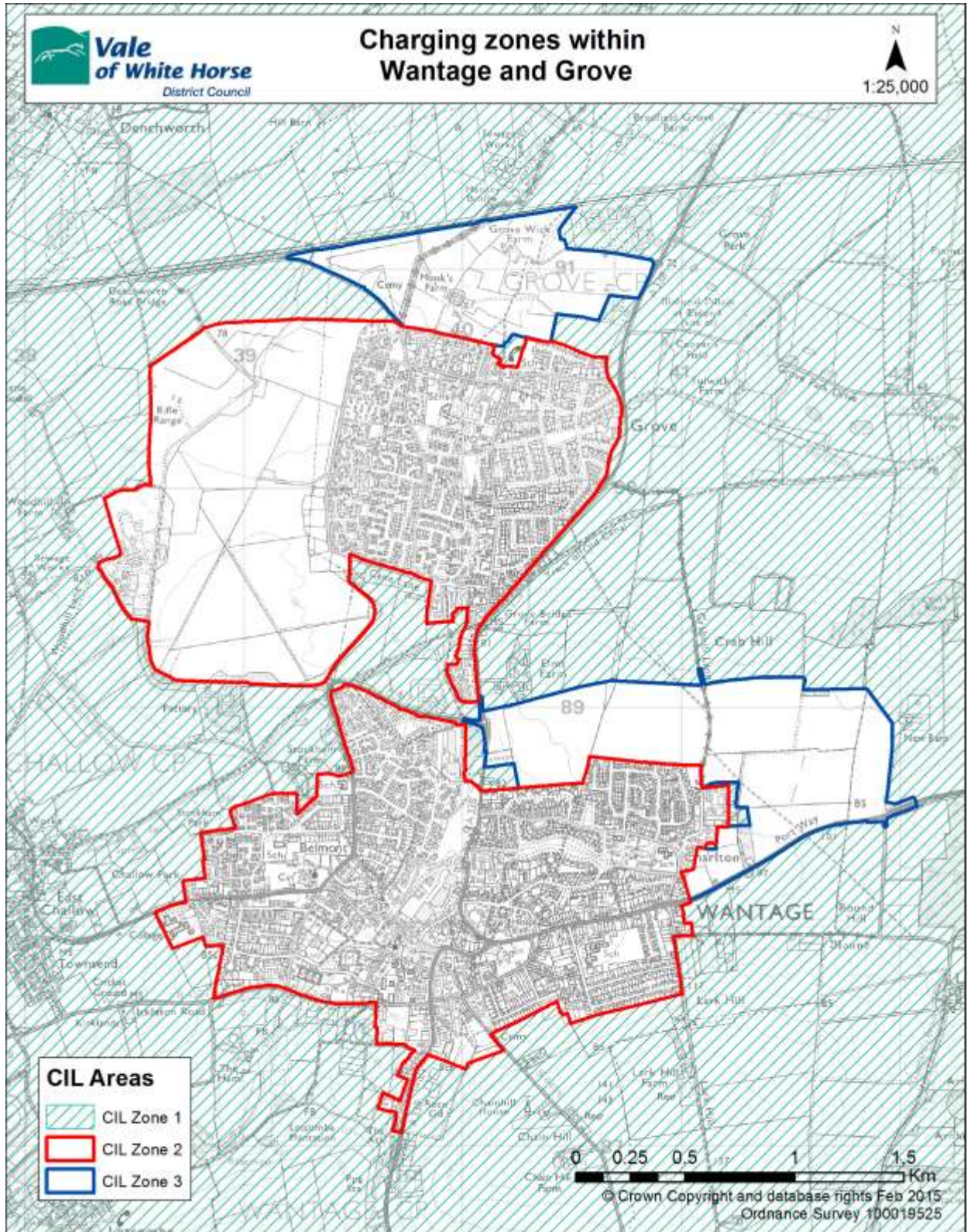
Calculating the Chargeable Amount

CIL will be calculated on the basis set out in Annex 2 of this schedule. In accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

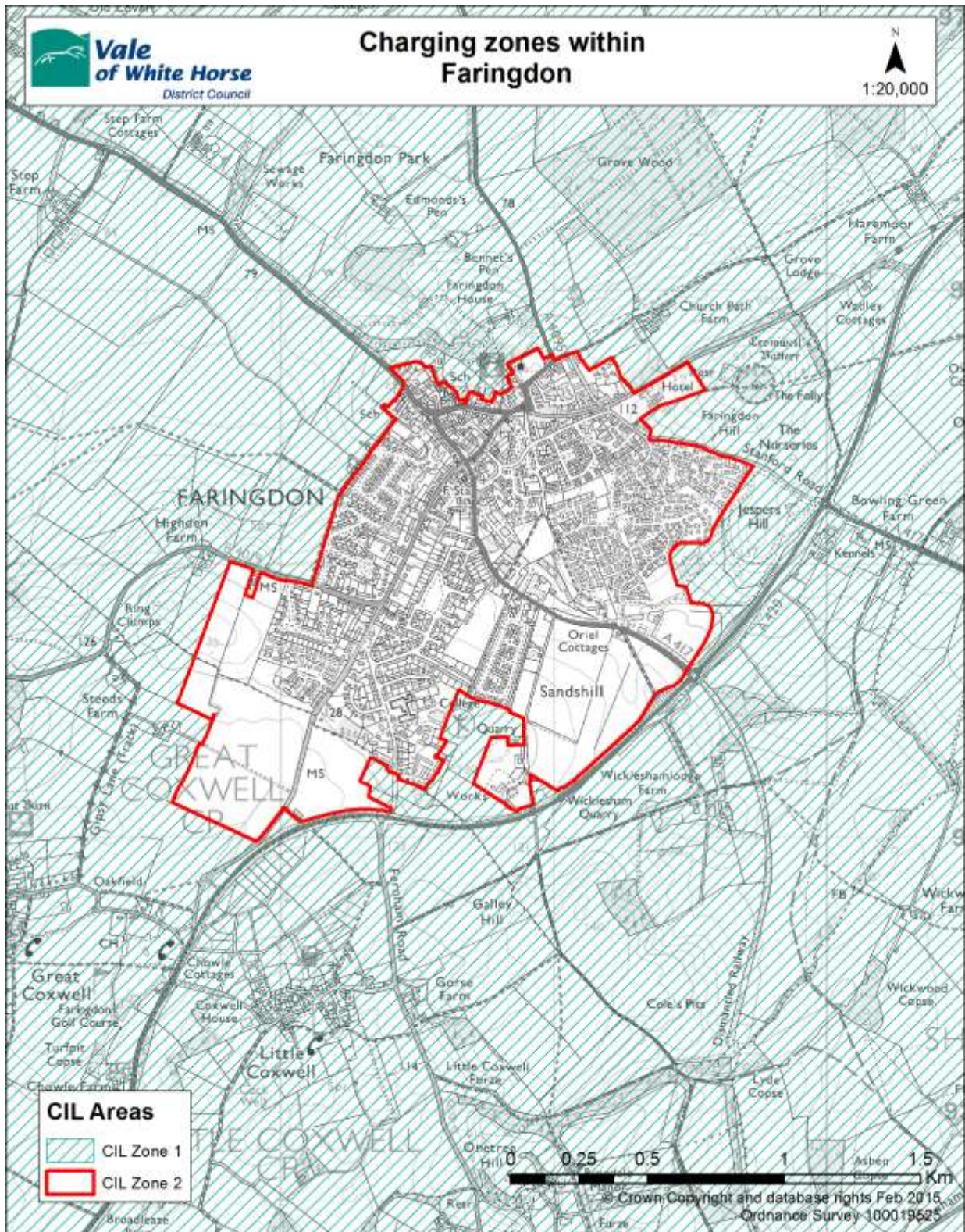
Annex One - Maps of Residential CIL Zones



Charging zones within Wantage and Grove



Charging zones within Faringdon



Annex Two - Calculating the charge

Key points in calculating the CIL charge:

- CIL is charged on the net additional internal floor area of development.
- Where buildings are demolished to make way for new buildings, the charge will be based on the eligible floorspace of new buildings less the eligible floorspace of the demolished buildings, provided the buildings were in lawful use prior to demolition.
- A building is considered to be in lawful use if a part of that building has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.
- If the CIL amount calculated is less than £50 no charge will apply.
- The relevant rates are the rates as set out in the Charging Schedule which apply to type and location of the relevant development. They apply at the time planning permission first permits the chargeable development.

The calculation of the chargeable amount to be paid by a development is set out in Regulation 40 of the Community Infrastructure Levy Regulations (2010 as amended).

The CIL Regulations and details of the calculation can be viewed at:

<http://www.legislation.gov.uk/ukxi/2014/385/regulation/6/made>

The Planning Advisory Service (PAS) has produced a series of guidance documents on the preparation and implementation of CIL. This includes an 'Applying CIL Manual' which includes a series of development scenarios and how CIL would apply.

The PAS website can be accessed at: <http://www.pas.gov.uk/community-infrastructure-levy>

The applying CIL Manual is can be viewed at: http://www.pas.gov.uk/3-community-infrastructure-levy-cil/-/journal_content/56/332612/4070581/ARTICLE