

# **Vale of White Horse Community Infrastructure Levy (CIL) Charging Schedule**

## **The Charging Authority**

1.1 The Charging Authority is Vale of White Horse District Council.

## **Statutory Compliance**

1.2 Vale of White Horse District Council is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 (as amended) and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its administrative area. The Council is both the Charging Authority and Collecting Authority for its administrative area.

1.3 In preparing this Charging Schedule, Vale of White Horse 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).

1.4 In setting the CIL rates, the Charging Authority considers that, in accordance with regulation 14 of the Community Infrastructure 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 the Vale of White Horse District.

## **Date of Approval**

1.5 This Charging Schedule was approved by the District Council on 19 July 2017 in accordance with Section 213 of the Planning Act 2008 and regulation 25 of the Community Infrastructure Levy Regulations 2010 (as amended).

## **Date of Effect**

1.6 The Charging Schedule will take effect from 1 September 2017.

## **Community Infrastructure Levy Charging Rates**

1.7 The charging rates are set out in Table 1 below. Maps of the CIL Charging Zones are set out in this document

**Table 1: Charges by Development Type and Location (£ per sq m)**

Development Type	CIL Charging Rate (£ per sq m)		
	Zone 1	Zone 2	Zone 3
		Faringdon, Grove and Wantage	Crab Hill, Didcot Power Station, East of Coxwell Road, Grove Airfield, Land South of Park Road, Monks Farm, North of Shrivenham, South of Faringdon and Valley Park Strategic Sites
<b>Residential development (including student accommodation and sheltered housing)</b>	<b>£120</b>	<b>£85</b>	<b>£0</b>
Development Type	District Wide		
<b>Extracare, nursing and care homes<sup>1</sup></b>	<b>£0</b>		
<b>Residential development which is required to enable a rural exception site under Core Policy 25</b>	<b>£0</b>		
<b>Supermarkets and retail warehousing</b>	<b>£100</b>		
<b>All other development</b>	<b>£0</b>		

<sup>1</sup> Extracare, nursing and care homes that provide accommodation and ongoing nursing and/or personal care. Personal care includes: assistance with dressing, feeding, washing and toileting, as well as advice, encouragement and emotional and psychological support.

## Calculating the CIL Chargeable Amount

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

1.9 The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floor space of all new development, except:

- Minor development: that is buildings or extensions where the gross internal area of new build is less than 100m<sup>2</sup>, 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);
- Where the CIL chargeable amount is calculated to be less than £50;
- Where the development is of buildings into which people do not normally go, or which they go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Where the development is exempt under Part 6 of the CIL Regulations (as amended); or
- Where Vale of White Horse as 'Charging Authority' has in this schedule applied a £0m<sup>2</sup> rate, based on viability evidence, therefore not levying a charge on that intended development due to its use, location or size.

1.10 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).

1.11 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 the RICS Code of Measuring Practice (6th edition, 2007).

1.12 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.

### CIL Charging Zone Maps

1.13 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** charging zones within the district
- **Map 2** charging zones within Wantage and Grove
- **Map 3** charging zones within Faringdon
- **Map 4** charging zones at North Shrivenham
- **Map 5** Charging zones at Didcot
- **Map 6** charging zones for supermarkets and retail warehousing