

Community Infrastructure Levy

Raising funds for infrastructure delivery:

**Draft Charging Schedule,
December 2012**

Submission Version

Purpose of this document

This document sets out Waveney District Council's proposed rates of Community Infrastructure Levy (CIL) to charge on most types of new development in the area for which it is the Charging Authority. The Council is the Charging Authority for the entire District excluding the area covered by the Broads Authority. The money raised from the charge will be used to pay for infrastructure to support development in the District. A background document has been prepared to give an introduction to the Community Infrastructure Levy and provide the rationale behind the rates proposed. This document can be read at www.waveney.gov.uk/ldf.

In setting its CIL rates in accordance with Regulation 14(1) of the Community Infrastructure Levy Regulations 2010, Waveney District Council has aimed to strike what appears to the Council to be an appropriate balance between:

- the desirability of funding from CIL (in whole or part) the estimated total cost of infrastructure required to support the development of the District, 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 the District.

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1. Community Infrastructure Levy Charging Rates

Residential Rates

- 1.1 The rates for residential development (C3 and C4 Use Class¹) are set out in Table 3.1 below. The zones are defined in Appendix A. Appendix B shows a inset map of Lowestoft to show the boundaries between Zones 1, 2 and 3 at a better scale.

Table 3.1 - Residential Rates

Residential Charging Zone	Rate of CIL per sqm
Zone 1 (Lake Lothing Flood Zone and the Sustainable Urban Neighbourhood and Kirkley Waterfront site)	£0
Zone 2 (Inner Lowestoft)	£45
Zone 3 (Outer Lowestoft, Beccles, Bungay, Halesworth and surrounding rural areas)	£60
Zone 4 (Reydon and Southwold and surrounding rural areas)	£150

Other Rates

- 1.2 The rates proposed for other types of development are set out in Table 3.2 below.

Table 3.2 - Other Rates

Type of Development	Rate of CIL per sqm
Holiday Lets ²	£40
Supermarkets, Superstores and Retail Warehouses ³	£130
All other development	£0

Exemptions

- 1.3 There are a number of exemptions from CIL provided by the regulations for some types of development. Firstly new development with a floor area up to 100sqm will be exempt. This means small extensions to property and most householder development will be exempt from CIL. However, this exemption does not apply if the development involves the creation of a

¹ As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)

² Permanent buildings for the purposes of tourist accommodation, restricted from permanent residential use by condition.

³ As per the definitions set out below:

Supermarkets/Superstores: Self-service food stores which can also include non-food goods as part of the overall mix of the unit.

Retail warehouses: Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers.

new dwelling. Therefore the development of new residential dwellings of any size will be liable for CIL.

- 1.4 Social housing development⁴ will not be liable for a CIL charge. Where social housing forms part of a mixed tenure development that includes market homes, CIL will not apply to the proportion of floorspace that consists of social housing. Development by charities for charitable purposes will also be exempt from paying CIL.

2. How is CIL Calculated

- 2.1 The amount of CIL chargeable to a qualifying development will be calculated utilising the formula set out in Part 5 of the Community Infrastructure Levy Regulations (2010) (as amended). In summary the amount of CIL chargeable is calculated as follows:

CIL Rate x Chargeable Floor Area x BCIS Tender Price Index (at Date of Planning Permission)

BCIS Tender Price Index (at Date of Charging Schedule)

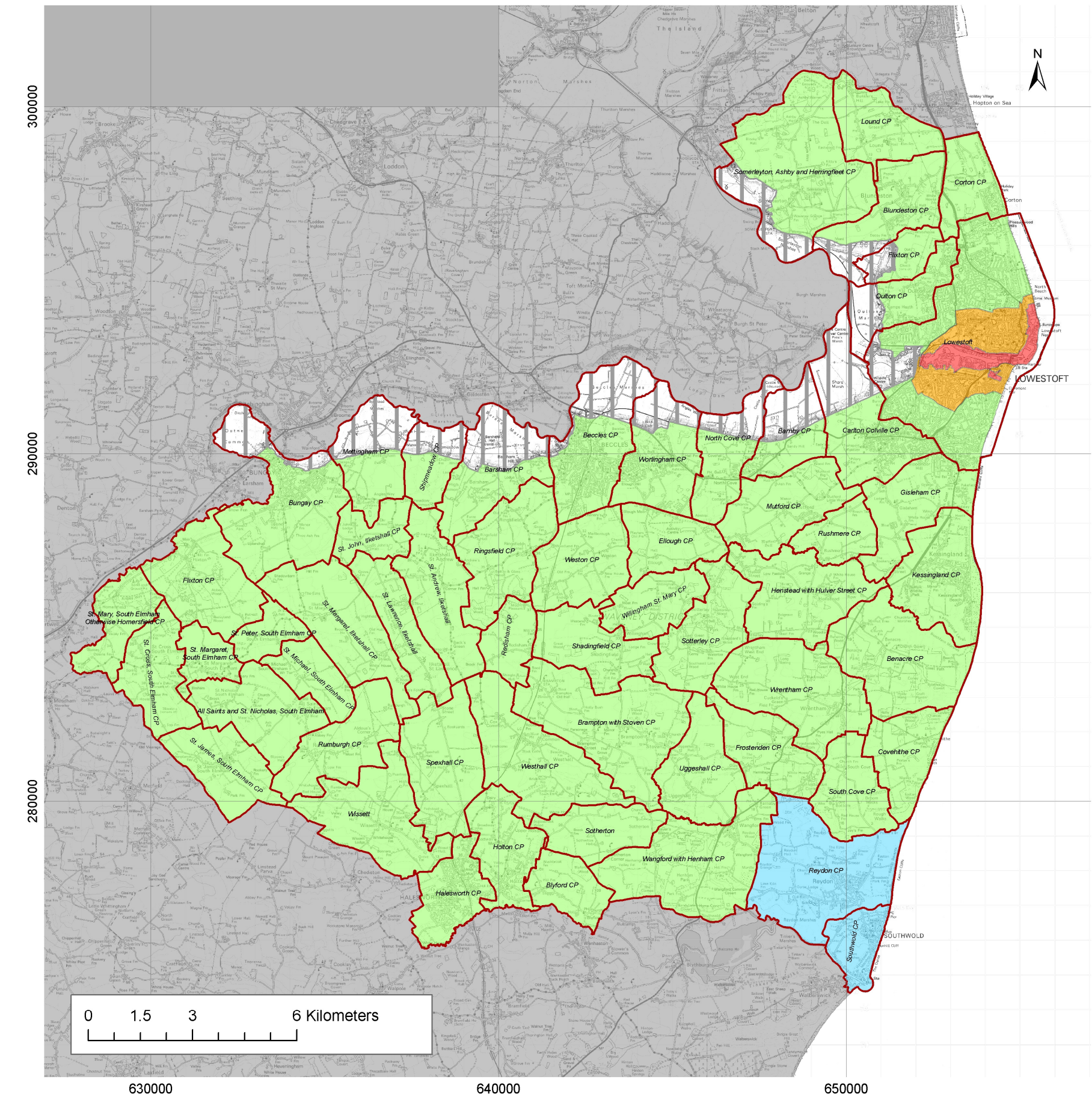
- 2.2 The chargeable floor area is discounted by any existing buildings on the site that have been in use for a period of at least six months within the period of 12 months ending on the day planning permission for the development is first granted.
- 2.3 The gross internal areas of buildings will be ascertained from the approved plans. Where there are existing buildings on the site the planning officer will require proof that they have been in use for a period of at least six months within the period of 12 months ending on the day planning permission for the development is first granted. For further information about calculation please see the Community Infrastructure Levy Regulations (2010) (as amended) on www.legislation.gov.uk.

3. Monitoring and Review

- 3.1 This Charging Schedule will be regularly monitored and reviewed. It is expected that the Charging Schedule will be fully reviewed in 2016 (three years after adoption). It is expected that by 2016 market values would have improved and the cost implications for higher levels of the Code or Sustainable Homes will be clearer.
- 3.2 Values and build costs will be monitored annually and if significant shifts occur prior to 2016 an early review may be necessitated. Similarly, if significant changes have not occurred by 2016 a review at this point may not be needed.

⁴ Social housing is defined in Regulation 49 of the Community Infrastructure Levy Regulations (2010) (as amended)

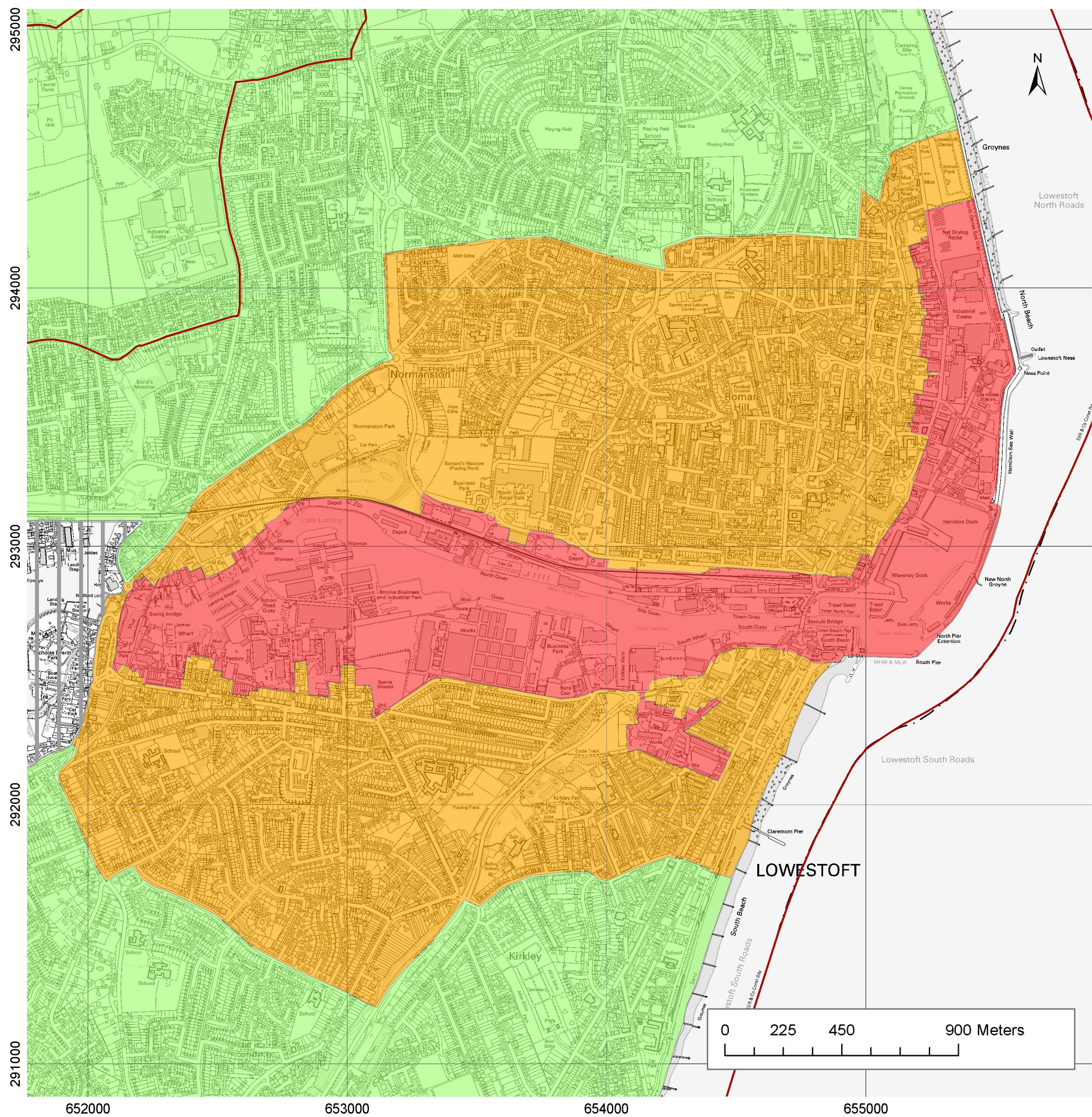
Appendix A – Residential Charging Zones



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Appendix A – Residential Charging Zones

Appendix B – Residential Charging Zones Lowestoft Inset



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Appendix B – Residential Charging Zones Lowestoft Inset

