

# Community Infrastructure Levy

Charging Schedule

**May 2015**

**Coming into effect: 13 July 2015**

# SUFFOLK COASTAL DISTRICT COUNCIL

## COMMUNITY INFRASTRUCTURE LEVY

### CHARGING SCHEDULE

May 2015

This Charging Schedule has been issued, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulation 2010 (as amended).

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# SUFFOLK COASTAL DISTRICT COUNCIL

## COMMUNITY INFRASTRUCTURE LEVY

### CHARGING SCHEDULE

**May 2015**

#### **1.0 INTRODUCTION**

- 1.1 This document is Suffolk Coastal District Council's Charging Schedule for the Community Infrastructure Levy (CIL).
- 1.2 CIL is a levy which local authorities across the country can choose to charge on new developments within their area. Funds collected through the CIL can be used to support the delivery of infrastructure which the local authority, local communities and stakeholders consider necessary to support the future growth of an area.
- 1.3 Suffolk Coastal District Council will be the Charging Authority for CIL in respect of development within its administrative area.

The Charging Authority:	<b>Suffolk Coastal District Council</b>
Date of approval:	<b><i>28 May 2015</i></b>
Date of effect:	<b><i>13 July 2015</i></b>

#### **2.0 CIL RATES**

- 2.1 The Infrastructure Delivery Plan and the Viability Study produced have allowed the Council as the Charging Authority to strike the appropriate balance between:
- The desirability of funding from CIL (in whole or in part) the cost of infrastructure required to support the development of its area, and
  - The potential effects (taken as a whole) of the imposition of CIL on economic viability of development across its area.

2.2 The rates have been set so as not to threaten the overall delivery of the Local Plan. The Council has set the rates (seen in Table 1) based on evidence about infrastructure needs within the district and the ability of future development, as outlined in the Core Strategy (adopted July 2013), to fund that infrastructure in whole or in part.

**Table 1 – Schedule of CIL Charges**

<b>Development Type<sup>1</sup></b>	<b>CIL charge per sqm</b>
Residential Development (low value areas)	<b>£50</b>
Residential Development (mid value areas)	<b>£90</b>
Residential Development (high value areas)	<b>£150</b>
Residential Development at Adastral Park	<b>£0</b>
Wholly or mainly convenience retail <sup>2</sup>	<b>£100</b>
Wholly or mainly comparison retail	<b>£0</b>
All other uses	<b>£0</b>

### **3.0 CALCULATION OF CIL CHARGEABLE DEVELOPMENT**

3.1 The CIL rates detailed within the Charging Schedule are outlined as a charge per square metre (sqm) of floor space. The precise amount charged for each development will be calculated by the Council in accordance with Regulation 40 of the CIL Regulations 2010 (as amended). A CIL calculator can be found on the Council’s website which provides a method for calculating CIL charges.

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<sup>1</sup> For the purposes of the CIL Charging Schedule, the Council will consider developments which fall under the C3 (Dwelling houses) and C4 (Houses in multiple occupation) use class as defined in the Use Classes Order as being subject to the relevant residential rates as detailed. This excludes sheltered / retirement accommodation schemes which are defined as grouped units, usually flats, specially designed for older people encompassing communal non-saleable facilities.

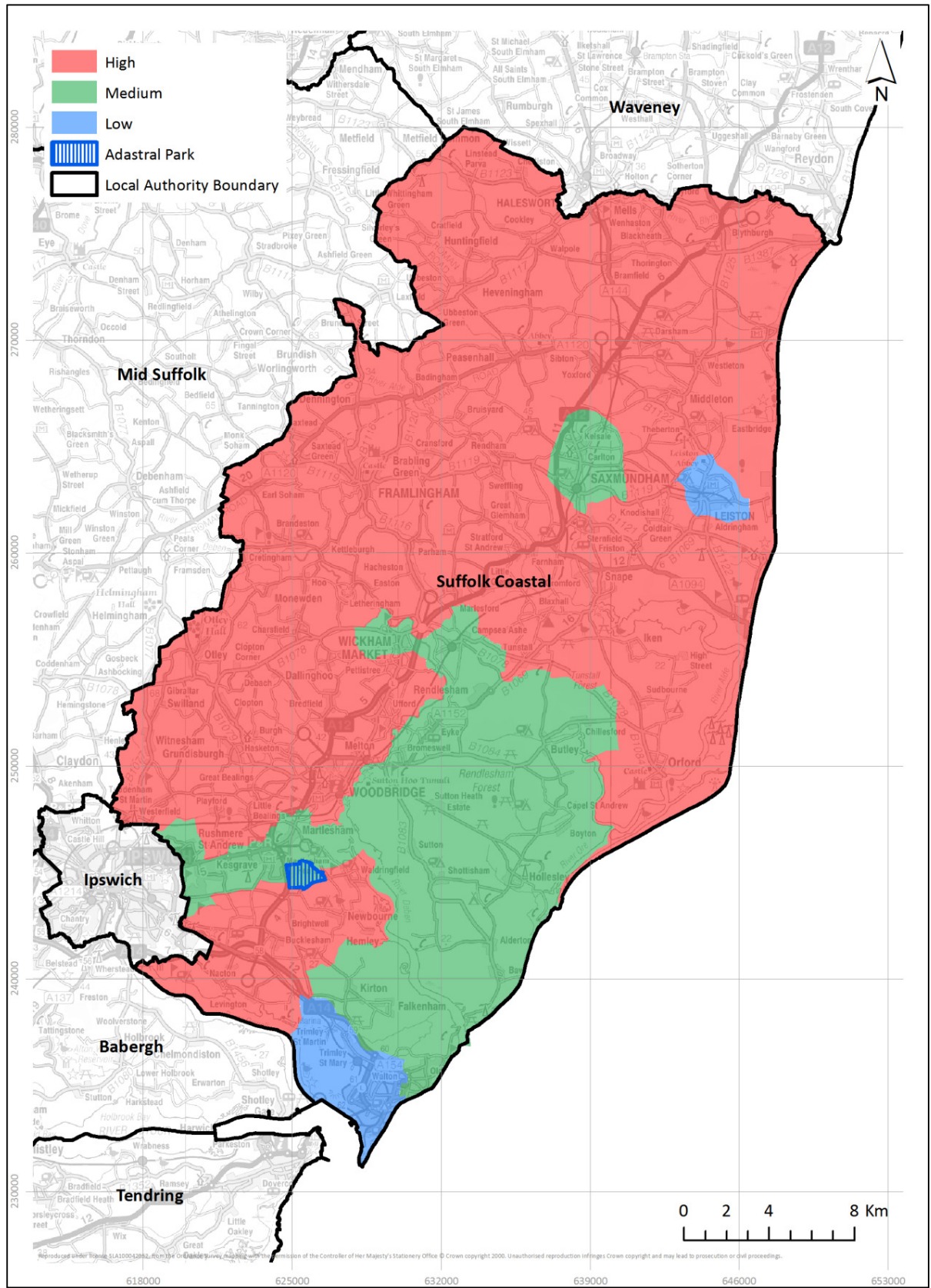
<sup>2</sup> CIL charges for convenience retail developments apply across the whole district, including Adastral Park.

#### **4.0 MONITORING AND REVIEW**

- 4.1 The implementation of the CIL Charging Schedule will be subject to continual monitoring as part of the Suffolk Coastal District Council Authority Monitoring Report (AMR).
- 4.2 The Charging Schedule is based on a robust evidence base which takes account of recent economic conditions and the delivery of development across the district. It is not considered appropriate to review the Charging Schedule until approximately three years after the date of adoption unless economic conditions or infrastructure requirements change significantly in that period.
- 4.3 The Charging Schedule is based on the growth expected in the Suffolk Coastal Core Strategy (adopted July 2013). A review of the Charging Schedule may be undertaken as part of future Local Plan documents which change the strategic direction and targets across the district.

**APPENDICIES**

**MAP OF RESIDENTIAL CHARGING ZONES**



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