

COMMUNITY INFRASTRUCTURE LEVY: CHARGING SCHEDULE

ADOPTED 3 AUGUST 2018
LEVY CHARGED 1 JUNE 2019



COTSWOLD
DISTRICT COUNCIL

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Introduction 1

1 Introduction

1.1 The Community Infrastructure Levy (CIL) Regulations came into force in 2010 and brought in a new system of planning charges that Local Authorities can levy on new building projects. The Regulations restrict the use of planning obligations through Section 106 agreements, but enable an authority to develop a tariff on new development in order to help fund infrastructure required to support the housing and commercial growth identified in an up to date Local Plan.

1.2 Statutory Compliance

1.3 Cotswold District Council is a Charging Authority for the purposes of Part 11 of the Planning Act and may therefore charge the Community Infrastructure Levy in respect of development in its administrative area. The Council is both the Charging Authority and Collecting Authority for its administrative area.

1.4 In preparing this Charging Schedule, Cotswold District Council has complied with the requirements set out the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).

1.5 The report on the Examination of the Cotswold District Community Infrastructure Levy Draft Charging Schedule (PINS: 5 June 2018), concludes that the Charging Schedule provides an appropriate basis for the collection of the Levy in the district. The Council has sufficient evidence to support the schedule and can show that the proposed charging rates will not put the overall development of the area at risk.

1.6 Date of Approval

1.7 This Charging Schedule was approved by the District Council on 3 August 2018 in accordance with Section 213 of the Planning Act 2008 and regulation 25 of the Community Infrastructure Levy Regulations 2010 (as amended).

1.8 Date of Effect

1.9 The Charging Schedule will take effect from 1 June 2019.

2 CIL Rates

IMPORTANT NOTE: CIL charges are indexed yearly (as per paragraph 2.5). Please see our website for the current rate (www.cotswold.gov.uk/GO/CIL).

2 CIL Rates

21 The CIL rates to be charged by Cotswold District Council are set out in Table 1. Maps of the CIL charging zones for residential and retail development in Cotswold District can be found in Chapter 3.

Table 1: Cotswold District Council Charging Schedule Proposed Rates of CIL

Development Type	CIL Charge £/sq m
Residential	
<ul style="list-style-type: none"> • All development sites, including Sheltered Housing and Extra-care Housing but excluding the Chesterton Strategic Site 	£80/m ²
<ul style="list-style-type: none"> • Chesterton Strategic Site 	£0/m ²
Retail Development	£60/m ²
All Other Development	£0/m ²

22 Calculation of the CIL Charge

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

24 The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floorspace of all new development, except where:

- Minor development: that is buildings or extensions where the gross internal area of new build is less than 100m², 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).
- Development of buildings into which people do not normally go, or into which they go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- The Charging Authority has evidence to demonstrate that there are viability reasons for not levying a charge on the intended use of development, and these are reflected in its Charging Schedule through the application of a £0m² rate; or
- The development is exempt under Part 6 of the CIL Regulations (as amended).

25 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).

CIL Rates 2

26 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 set out in the RICS Code of Measuring Practice (6th edition, 2007) and the RICS Property Measurement 2018.

27 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.

3 CIL Charging Zone Maps

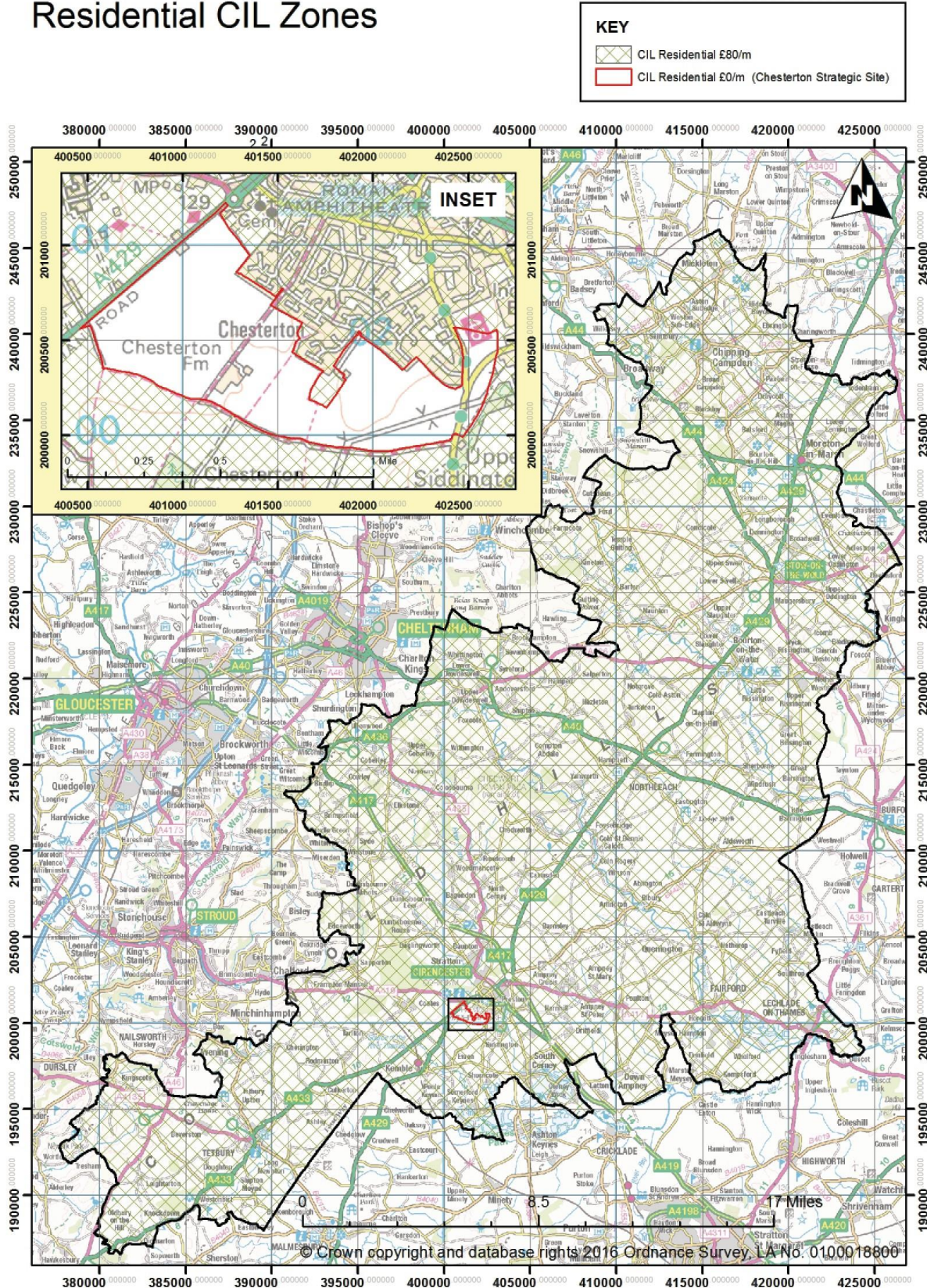
3 CIL Charging Zone Maps

3.1 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 identifying the zones for residential development charges as set out in this charging schedule.
- Map 2 identifying the zone for the retail development charge as set out in this schedule.

CIL Charging Zone Maps 3

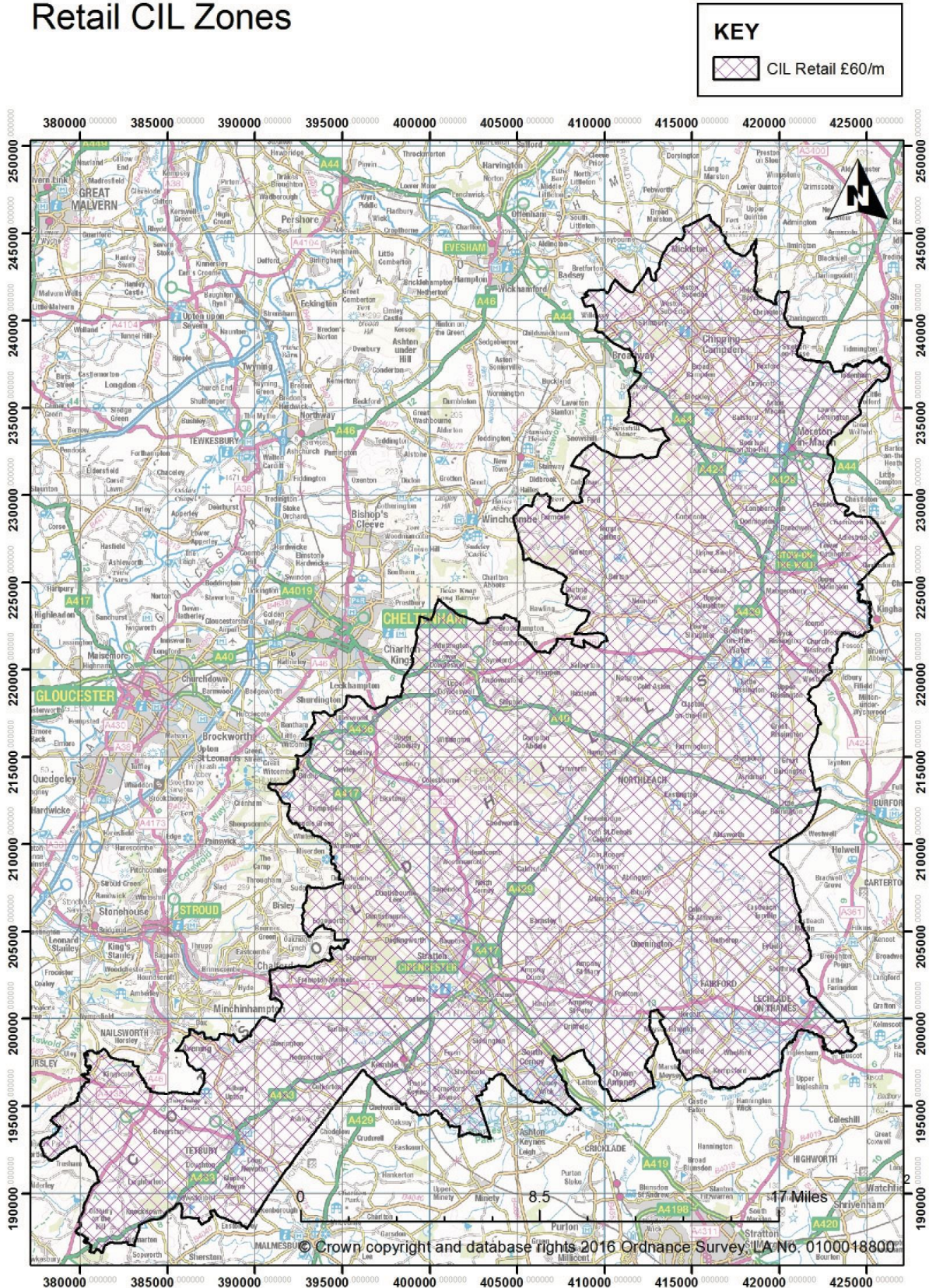
Residential CIL Zones



Map 1 Residential Charging Zones Map

3 CIL Charging Zone Maps

Retail CIL Zones



Map 2 Retail Charging Zone Map

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