

**NORTH DORSET
DISTRICT COUNCIL**

**COMMUNITY
INFRASTRUCTURE LEVY**



**DRAFT CHARGING
SCHEDULE**



**NORTH DORSET DISTRICT COUNCIL
COMMUNITY INFRASTRUCTURE LEVY**

DRAFT CHARGING SCHEDULE

June 2016

1. Statutory Compliance

- 1.1 North Dorset District Council is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its administrative area. The Council is both the CIL Charging Authority and Collecting Authority for its administrative area.
- 1.2 In preparing this Draft Charging Schedule (DCS), North Dorset District Council has complied with the requirements set out in Part 11 of the Planning Act (as amended) and the CIL Regulations 2010 (as amended).
- 1.3 In setting the CIL rates, the Council has been fully aware of the need to strike an appropriate balance between:
 - the desirability of funding from the 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 the imposition of the CIL on the economic viability of development across its area.
- 1.4 Based on the evidence in the Viability Study and its update, the Council has made a judgement as to the appropriate levels at which to set CIL rates. Regulation 13 of the CIL Regulations 2010 (as amended) makes provision for charging authorities to set differential rates for different geographical areas or for different land uses across their charging area. The Council has taken advantage of this provision and Section 3 of this document sets out the proposed rates of CIL for specific land uses and the geographical areas in which they apply across North Dorset.

Date of approval

- 1.5 This Charging Schedule was approved by the Council on [*date to be inserted following examination and Council approval*].

Date of effect

- 1.6 This Charging Schedule will come into effect on [*date to be inserted following examination and Council approval*].

2. Introduction

- 2.1 The CIL is a levy on new development and is a standardised, non-negotiable charge. Its purpose is to help fund infrastructure needed to support the growth of the area. The types of infrastructure that the CIL will be used to help fund are set out in an infrastructure funding list¹. A proportion of the Levy will be passed to local communities to decide for themselves how to support the development of their own areas.
- 2.2 North Dorset District Council has committed to introducing the CIL to the District and over the course of the last eighteen months has been working towards this end. As part of this work, a consultation was carried out in the autumn of 2015 on a Preliminary Draft CIL Charging Schedule (PDCS).
- 2.3 This DCS consultation document forms part of the second consultation stage in preparing North Dorset District Council's CIL. The DCS has taken account of the responses to this earlier consultation, together with updated viability evidence.
- 2.4 In accordance with Regulations 16 and 17 of the CIL Regulations 2010 (as amended), the Council is inviting comments on the DCS prior to it being submitted for Examination. The DCS is being published for consultation together with the following:
- Draft Instalments Policy;
 - Draft Regulation 123 List which sets out the kinds of infrastructure that the District Council may choose to fund in whole or in part through a CIL;
 - Infrastructure Delivery Plan; and
 - Information and evidence to support the development of the North Dorset District Council Draft Charging Schedule (May 2016) including the North Dorset Whole Plan Viability and CIL Study - Final Report² and the North Dorset District Council Whole Plan Viability and CIL Study - Updated Viability Report³.

¹ See the separate CIL consultation document Draft Regulation 123 List.

² Peter Brett Associates, February 2015.

³ Peter Brett Associates, February 2016.

3. Draft CIL Charging Schedule

- 3.1 The Council has carefully considered the viability assessment published in February 2015, which was updated in February 2016, and the need to strike an appropriate balance between the desirability of funding the infrastructure required to support development of its area and the potential effect on the viability of developments across the District. It proposes to levy the CIL rates detailed in the schedule of charges set out below in Table 1.

Table 1: Rates of CIL to be charged on new development.

Area/Use	Proposed CIL Rate (per square metre)
Residential development within Shaftesbury ♦	£30
Residential development within Blandford ♦	
Residential development within Sturminster Newton ♦	
Residential development within Gillingham ♦ (with the exception of the Strategic Site Allocation)	
Gillingham Strategic Site Allocation ♦♦	£0
Residential development within rural areas (outside the four main settlements set out above)	£45
Residential flatted developments	£0
Retirement properties ○	£30
Extra care properties and care homes ∞	£0
Retail development outside the town centre boundaries and the Gillingham Strategic Site Allocation ♦♦♦	£70
All other forms of non-residential floorspace	£0

- ♦ For the purposes of the CIL, the charging zones will be those set out in Appendix B to this Draft Charging Schedule document. Residential flatted developments will be zero rated.
- ♦♦ For the purposes of the CIL, the boundary of the Gillingham Strategic Site Allocation will be that shown in Figure 9.1 of the adopted Local Plan Part 1 and set out in Appendix B to this Draft Charging Schedule document.
- ♦♦♦ For the purposes of the CIL, town centre boundaries will be those set out in Appendix B to this Draft Charging Schedule document.
- Retirement properties (also known as sheltered housing) are essentially defined as groups of dwellings, often flats and bungalows, which provide independent, self-contained homes. There may well be some element of communal facilities, such as a lounge or warden.
- ∞ Extra care properties (also known as assisted living) are defined as schemes designed for an elderly population that may require further assistance with certain aspects of their day to day life. Such schemes will often have their own staff and may provide one or more meals per day. Care homes are defined as residential or nursing homes where 24 hour personal care and/or nursing care are provided together with all meals.

- 3.2 The CIL will be levied in £s per square metre on net additional increase in floorspace⁴ for qualifying development in accordance with the provisions of the CIL Regulations 2010 (as amended).

⁴ For the purposes of the CIL, floorspace is measured using gross internal area, that is, the inside of external walls. Existing floorspace can only be used to net off against proposed floorspace if the building(s) in question has/have been in continuous use for at least six months in the preceding three years.

Appendix A

Calculating the chargeable amount

- A.1 In accordance with Regulation 40 of the CIL Regulations 2010 (as amended), the Council will issue a Liability Notice, where applicable, that states the chargeable amount upon grant of planning permission or as soon as possible after the grant of planning permission. The Council will calculate the amount of CIL chargeable using the formulae set out in the Regulations, reproduced below, and then apply any CIL payment instalments policy or other reliefs which the Council may adopt. Further details of the way in which CIL payments will be calculated, together with an overview of CIL and the full Regulations, can be found on the CLG website: <http://www.communities.gov.uk>.
- A.2 The chargeable amount will be index linked using the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors and the figure for a given year is the figure for 1st November of the preceding year.
- A.3 The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula:

$$\frac{R \times A \times I_p}{I_c}$$

Where:

A = the deemed net area chargeable at rate R;

I_p = the index figure for the year in which planning permission was granted; and

I_c = the index figure for the year in which the charging schedule containing rate R took effect.

The value of A must be calculated by applying the following formula:

$$G_R - K_R - \left\{ \frac{G_R \times E}{G} \right\}$$

Where:

G = the gross internal area of the chargeable development;

G_R = the gross internal area of the part of the development chargeable at rate R;

E = the aggregate of the following:

- (i) the gross internal areas of parts of in-use buildings that are to be demolished before completion of the chargeable development, and
- (ii) for the second and subsequent phases of a phased planning permission, the value E_x , unless E_x is negative, provided that no part of any building may be taken into account under both of paragraphs (i) and (ii) above.

K_R = the aggregate of the gross internal areas of the following:

- (i) retained parts of in-use buildings, and
- (ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development.

The value E_x must be calculated by applying the following formula:

$$E_p - (G_p - K_{PR})$$

Where:

E_p = the value of E for the previously commenced phase of the planning permission;

G_p = the value of G for the previously commenced phase of the planning permission; and

K_{PR} = the total of the values of K_R for the previously commenced phase of the planning permission.

Appendix B

CIL Charging Zones

Residential Charging Zones

B.1 The proposed residential charges would be applicable in the areas demarcated on Figures 1 to 5 in this Appendix.

Figure 1: Residential Charging Zones - North Dorset

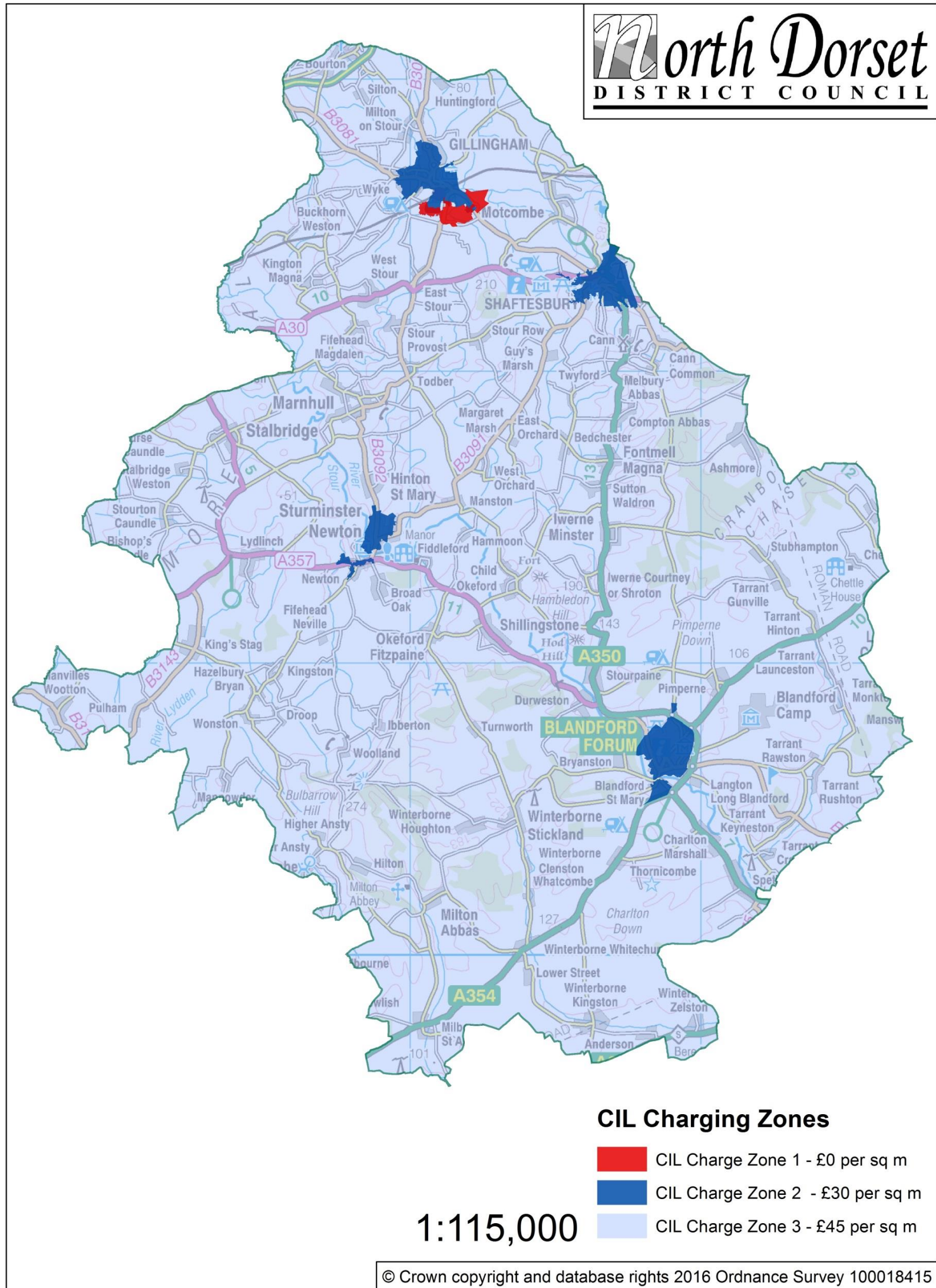


Figure 2: Residential Charging Zone - Blandford

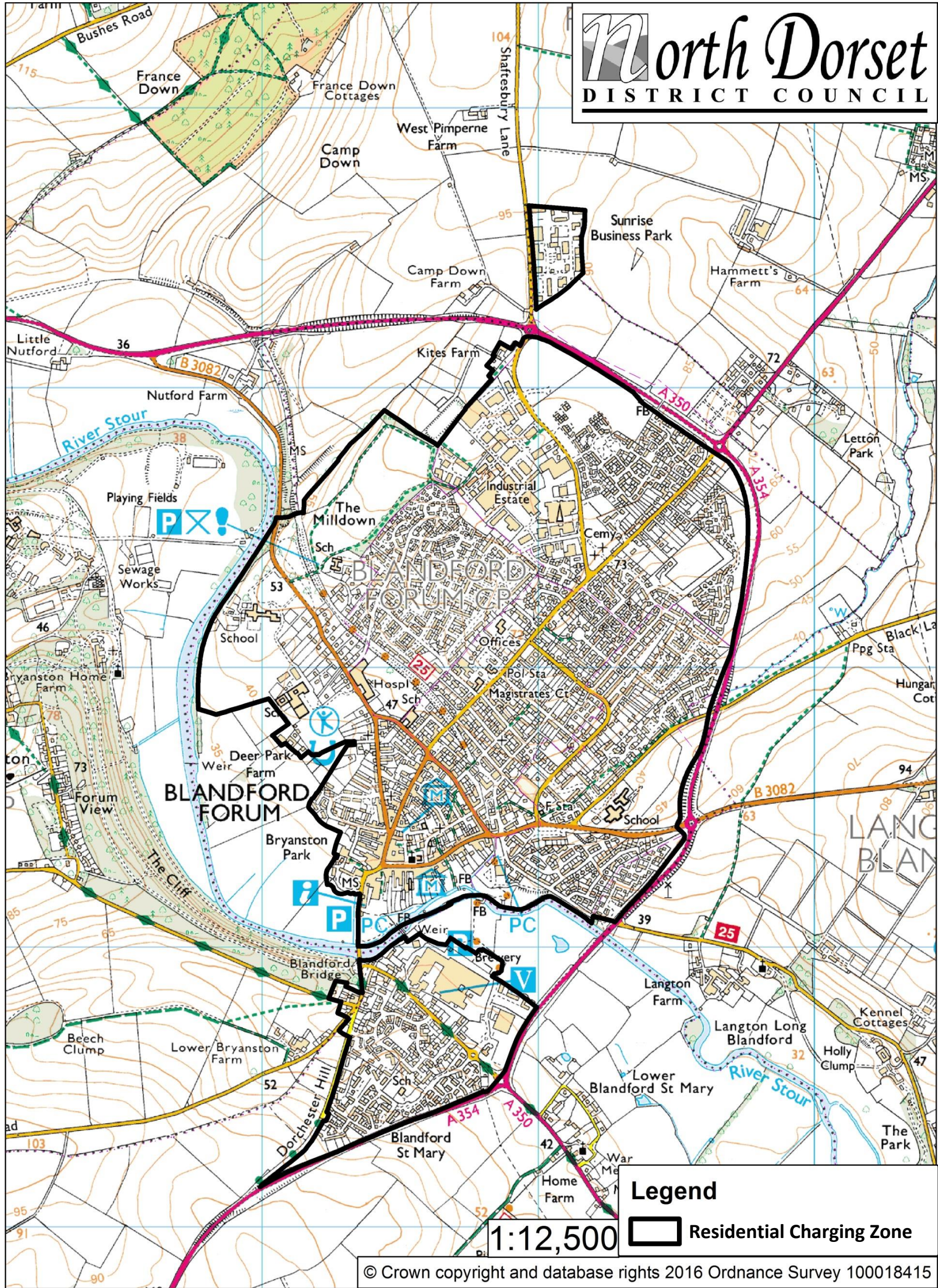


Figure 3: Residential Charging Zone - Gillingham

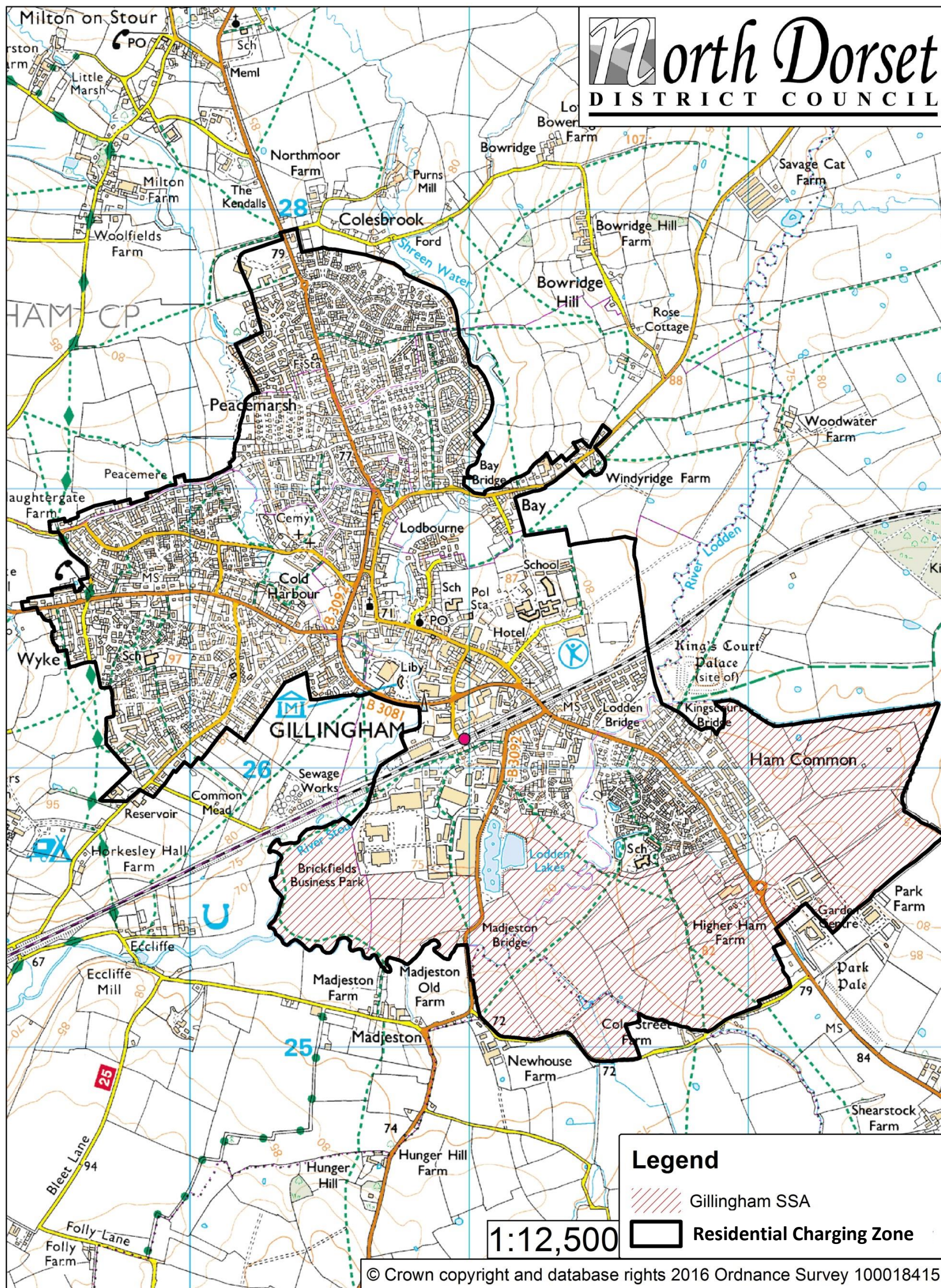


Figure 4: Residential Charging Zone - Shaftesbury

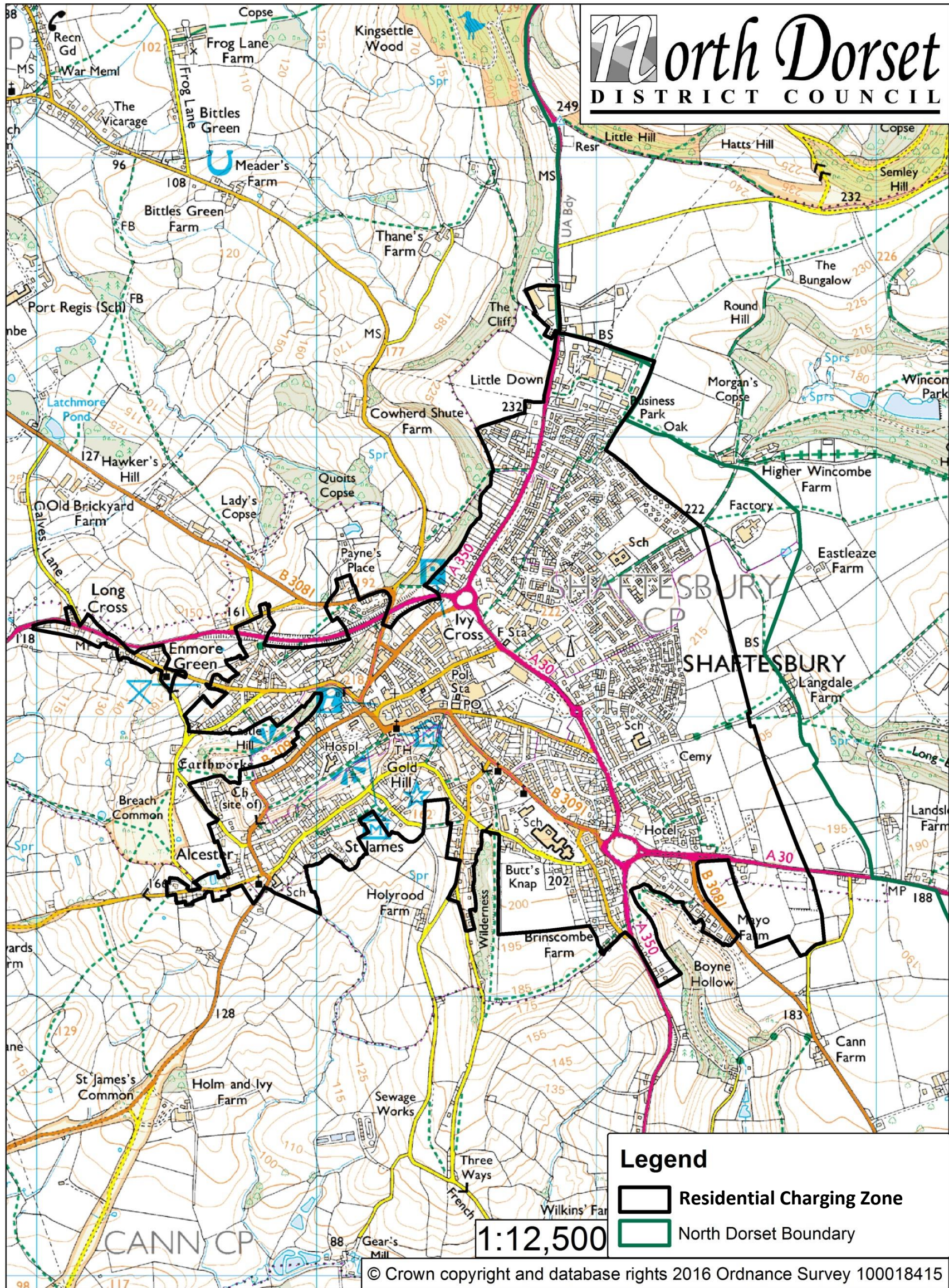
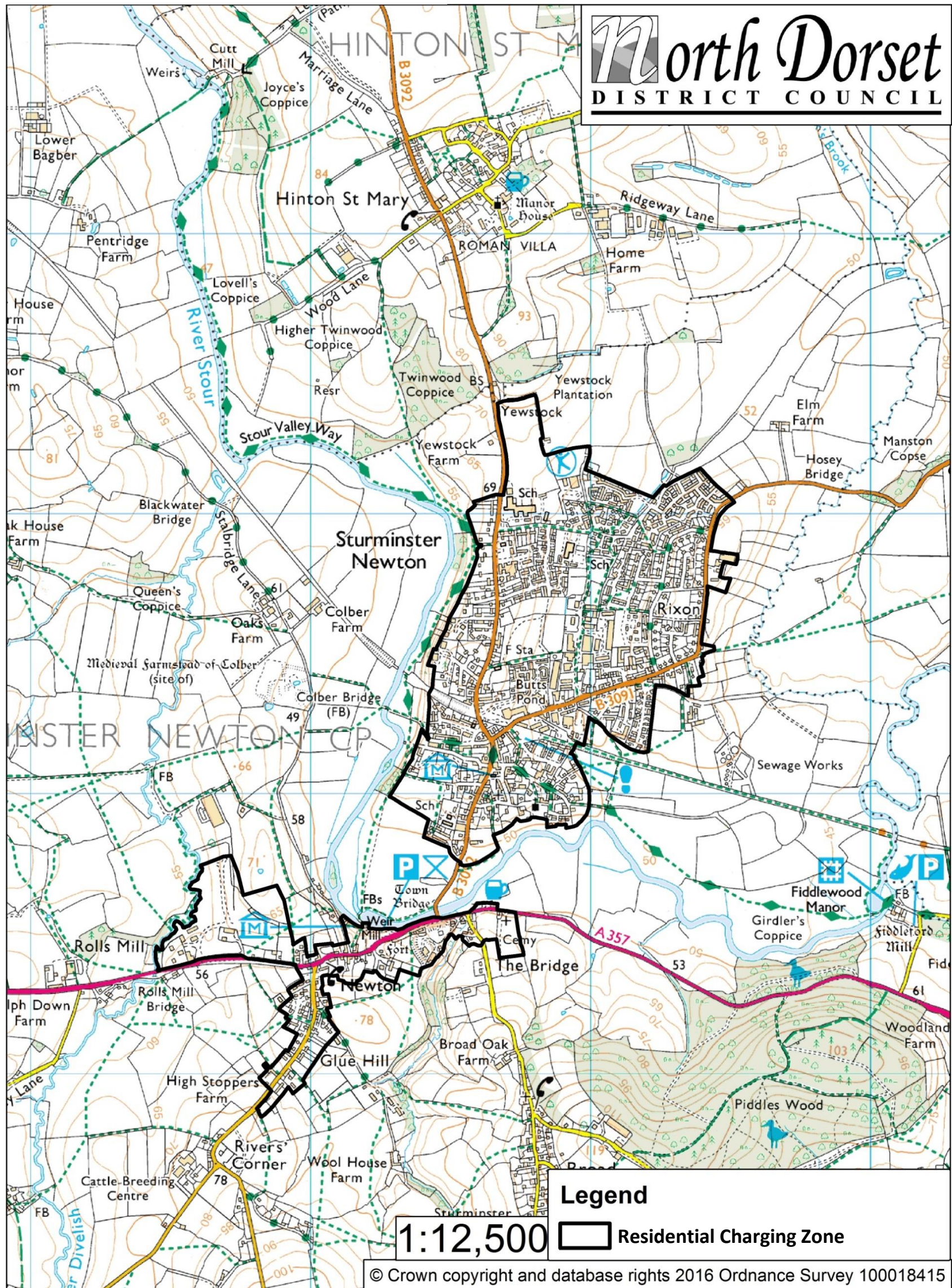


Figure 5: Residential Charging Zone - Sturminster Newton



Retail Charging Zones

- B.2 The proposed retail charge of £70 per square metre would be applicable outside the town centres demarcated on the maps in this Appendix (Figures 6 - 9). It should be noted that these town centre areas are demarcated for the purpose only of CIL charging in relation to retail premises.

Figure 6: Town Centre Boundary for CIL Purposes - Blandford Forum

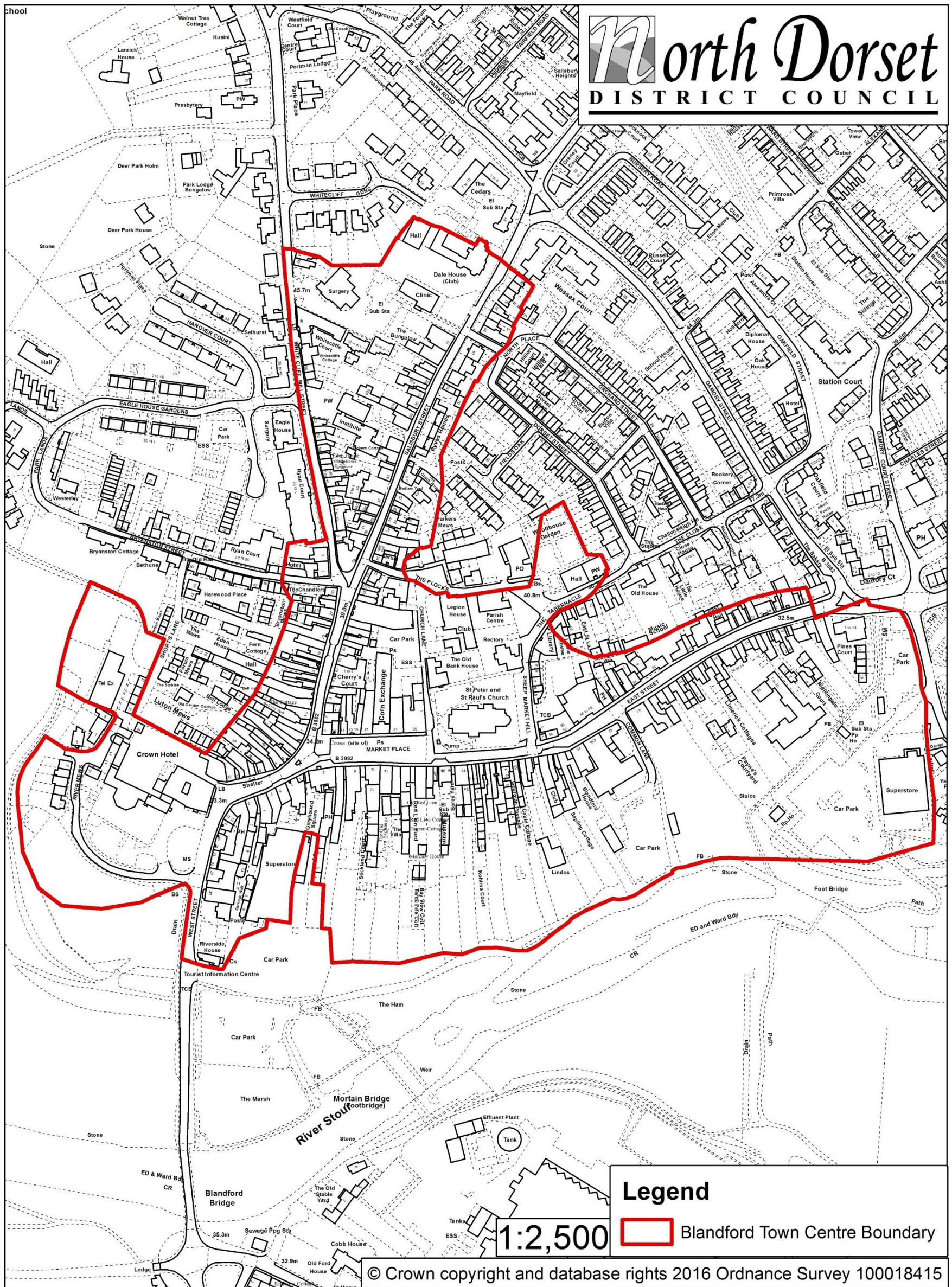


Figure 7: Town Centre Boundary for CIL Purposes - Gillingham

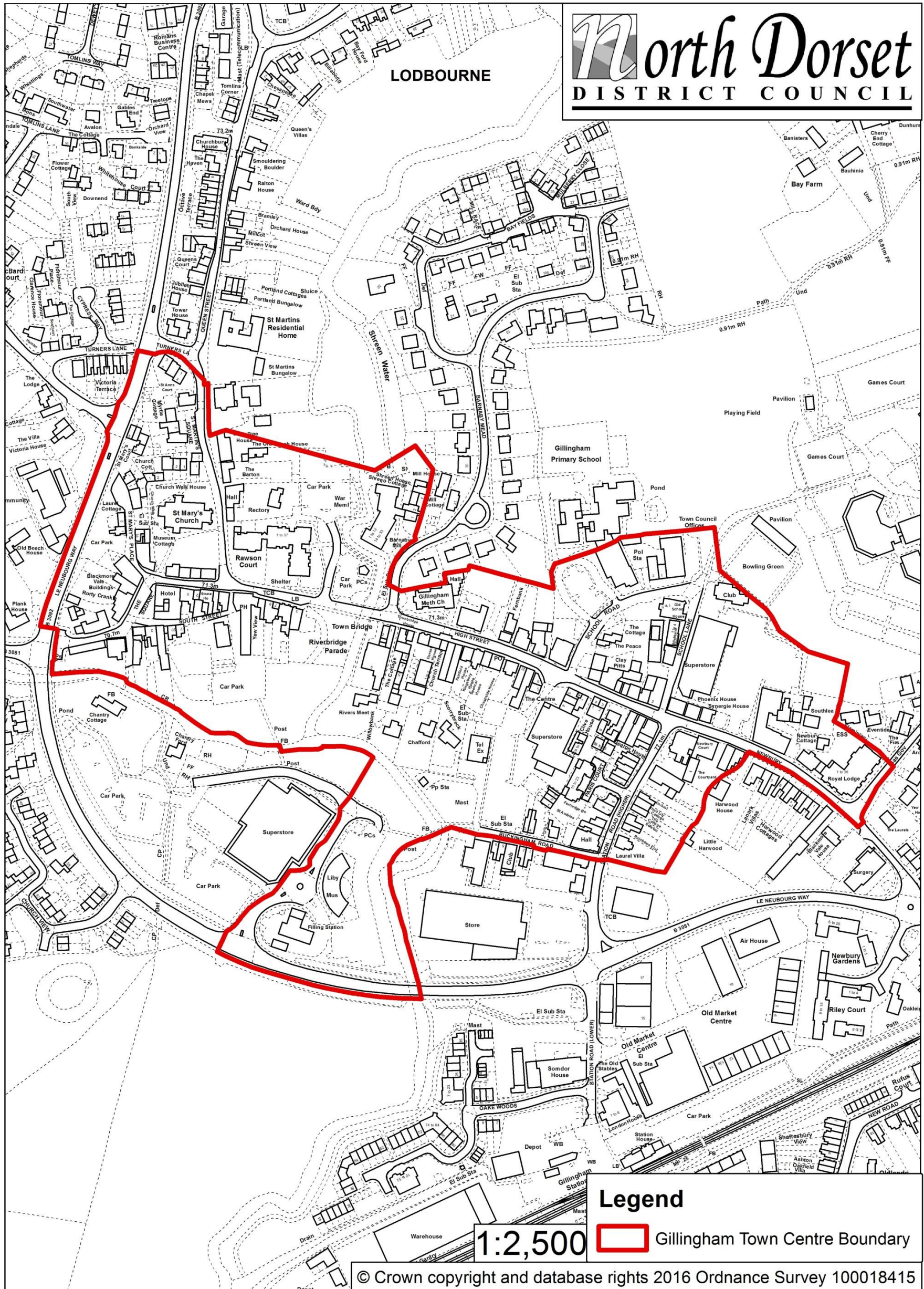


Figure 8: Town Centre Boundary for CIL Purposes - Shaftesbury

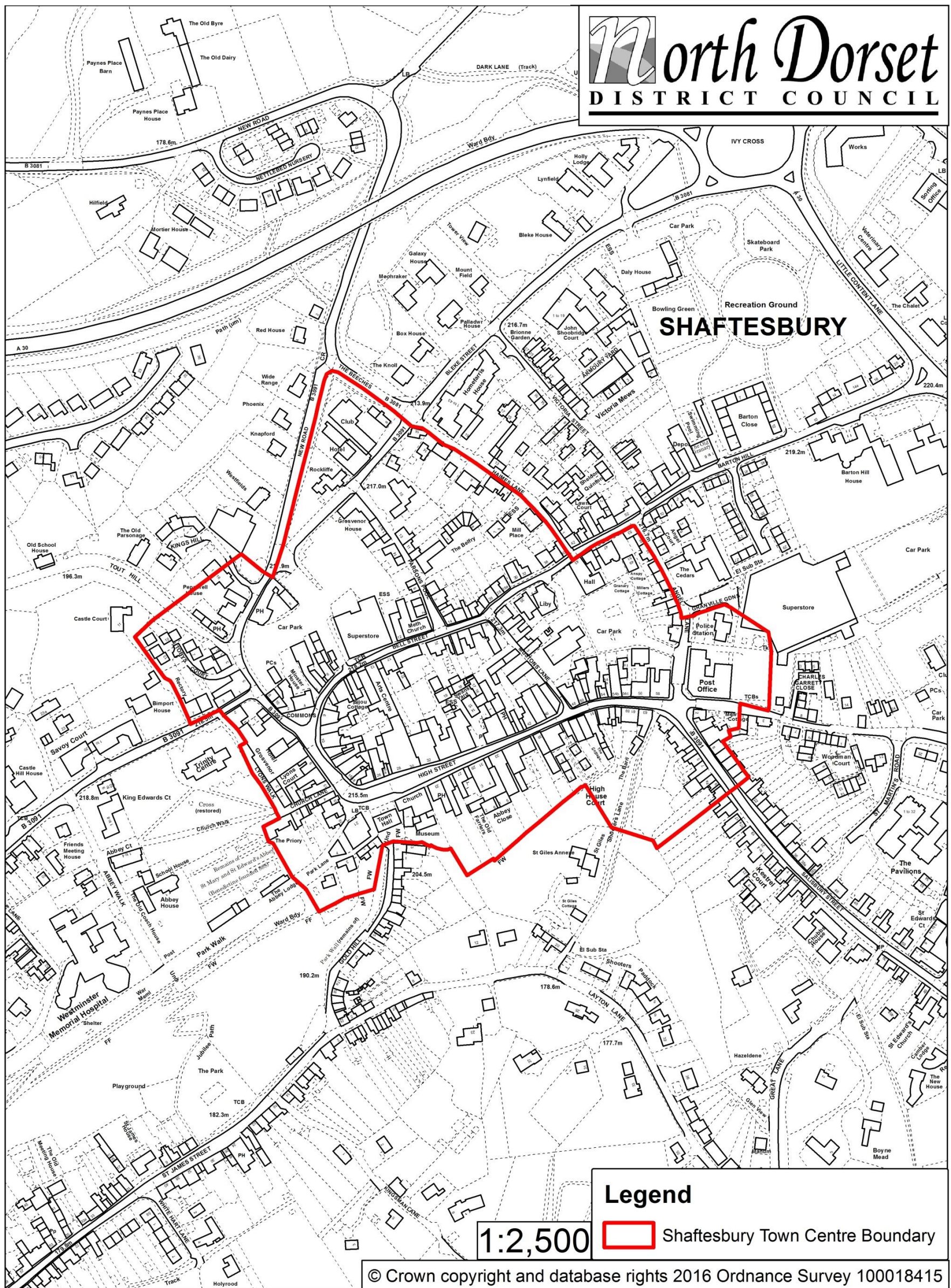


Figure 9: Town Centre Boundary for CIL Purposes - Sturminster Newton

