

Community Infrastructure Levy

Preliminary Draft Charging Schedule

July 2015

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North Dorset District Council
Community Infrastructure Levy (CIL)
Preliminary draft charging schedule
July 2015

Charging Authority	North Dorset District Council
Evidence base	The Preliminary Draft Charging Schedule is the principal document for the preliminary draft CIL consultation. This document sets out the proposed rates of CIL to be charged in North Dorset. It is supported by the following: <ul style="list-style-type: none"> • North Dorset Whole Plan Viability and CIL Study Final Report, Peter Brett Associates, 2015 • North Dorset Local Plan Part 1 (submission edition) evidence base and Infrastructure Delivery Plan.
Rates (£m²) at which CIL is to be chargeable	CIL will be charged in Pounds Sterling (£) per square metre according to the type of development as set out in <i>Table 1</i> in this document.
How the chargeable amount will be calculated	<p>The chargeable amount is calculated in accordance with Regulation 40 of the Community Infrastructure Regulations 2010 (as amended) as follows:</p> $\frac{\text{CIL Rate (£)} \times \text{Chargeable Amount (m}^2\text{)} \times \text{RICS All-In Tender Price Index (at date of planning permission)}}{\text{RICS All-In Tender Price Index (at date of implementation of the Charging Schedule)}}$ <p>Where there is more than one use class in a development, the chargeable amount in each use class is calculated separately and then added together to provide the total chargeable amount.</p> <p><i>Note:</i> The CIL rate (£ per m²) is the applicable rate from Table 1 in this Schedule. The chargeable amount (m²) is the gross internal floorspace of the development minus the gross internal floorspace of any existing buildings that are going to be retained or demolished, providing that they have been in continuous lawful use for at least six months in the past 12 months (Regulation 64). The chargeable amount should be broken down by use class. The RICS All-In Tender Price Index (%) is an annually updated measure of inflation published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (RICS). It ensures that the time between the grant of planning permission and commencement of development is taken into account</p>
Further information	This document does not take account of every aspect of the CIL Regulations. For further information on CIL, the consultation document is available from the main council offices in Blandford Forum, town libraries and the Council's website www.dorsetforyou.com/northdorsetcil . Alternatively, email: PlanningPolicy@north-dorset.gov.uk or telephone 01258 454111.

Table 1: North Dorset District Council Preliminary Draft Charging Schedule

Residential (including retirement and extra care)

	Recommended CIL rate
Gillingham, Blandford Forum, Shaftsbury, Sturminster Newton	£35
Gillingham Southern Extension	£18
All other locations (See Appendix A)	£45

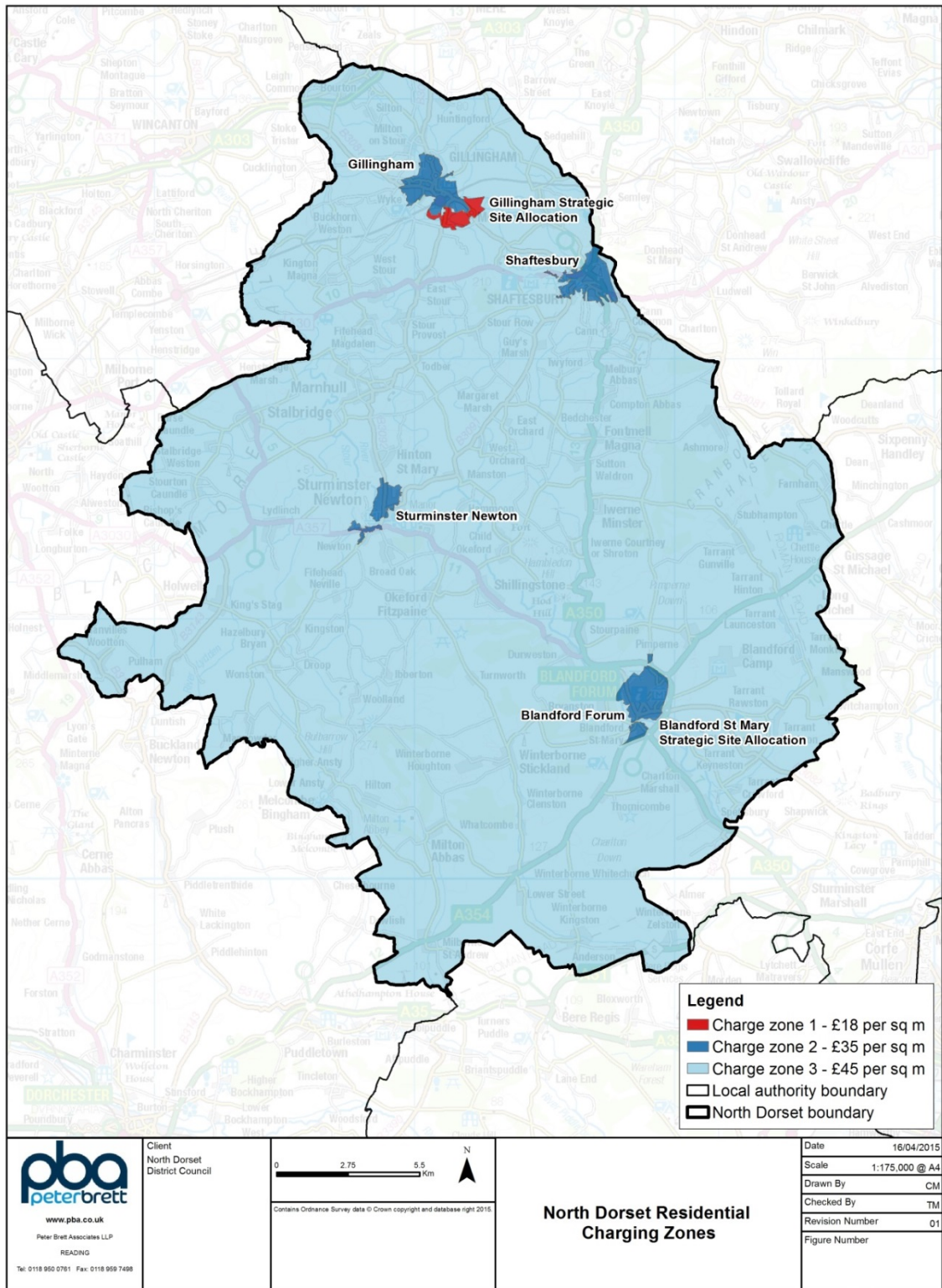
Non-residential

	Recommended CIL rate
Any Retail uses outside town centres*	£70
Any Retail uses within town centres*	£0
Any Office uses	£0
Any Industrial uses	£0
Care Homes	£0
Hotels	£0
All other forms of development not previously listed	£0

*Town centre boundaries are those set out in the North Dorset District-Wide Local Plan 2003.

(See Appendix B)

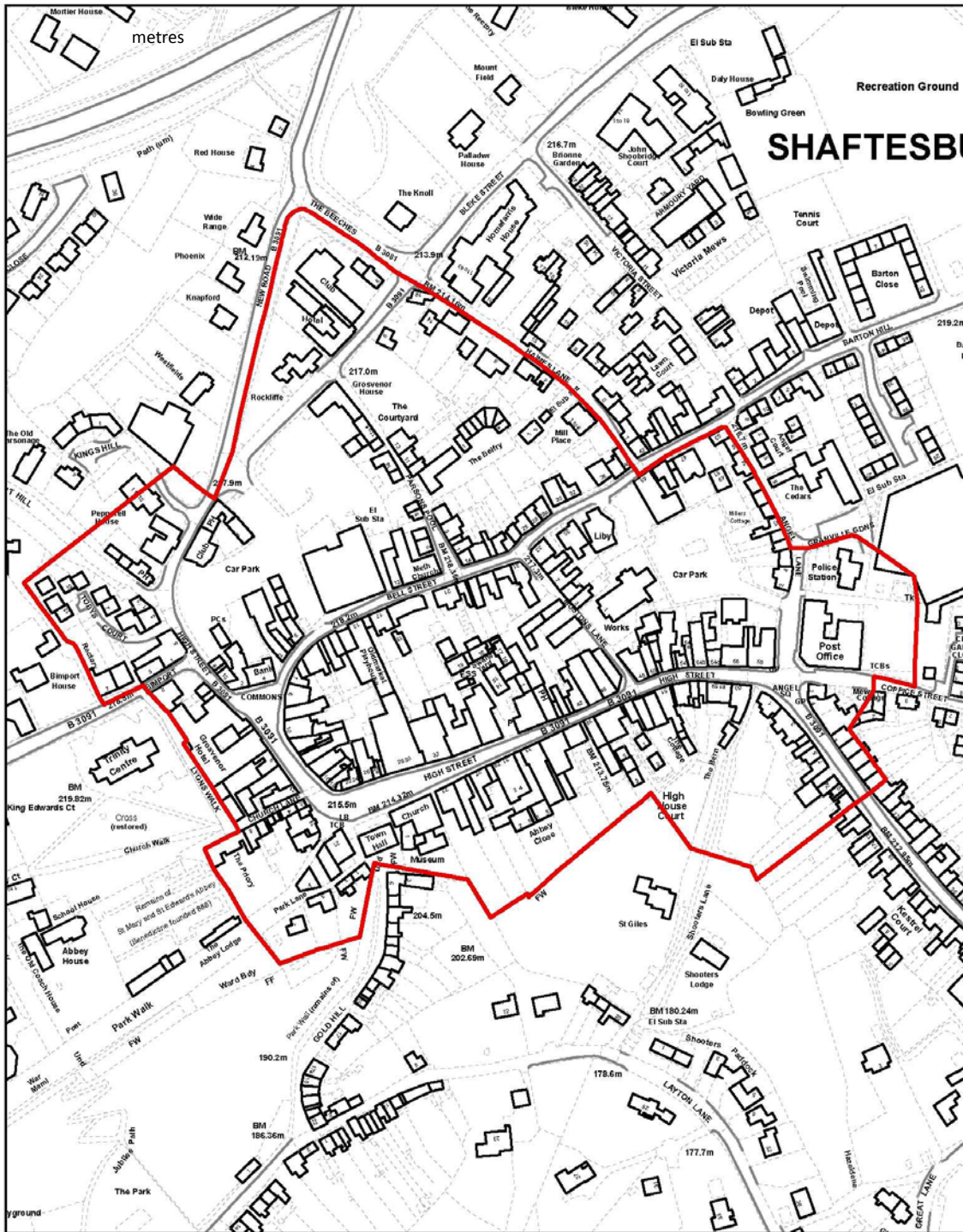
Appendix A
Residential Charging Zones



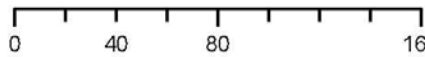
Appendix B
Non-Residential Charging Zones

It is proposed that there is a zero CIL charge for retail development within town centre boundaries. Outside the town centre boundaries, the proposed CIL charge is £70m².

Shaftesbury



Draft Town Centre Area
metres



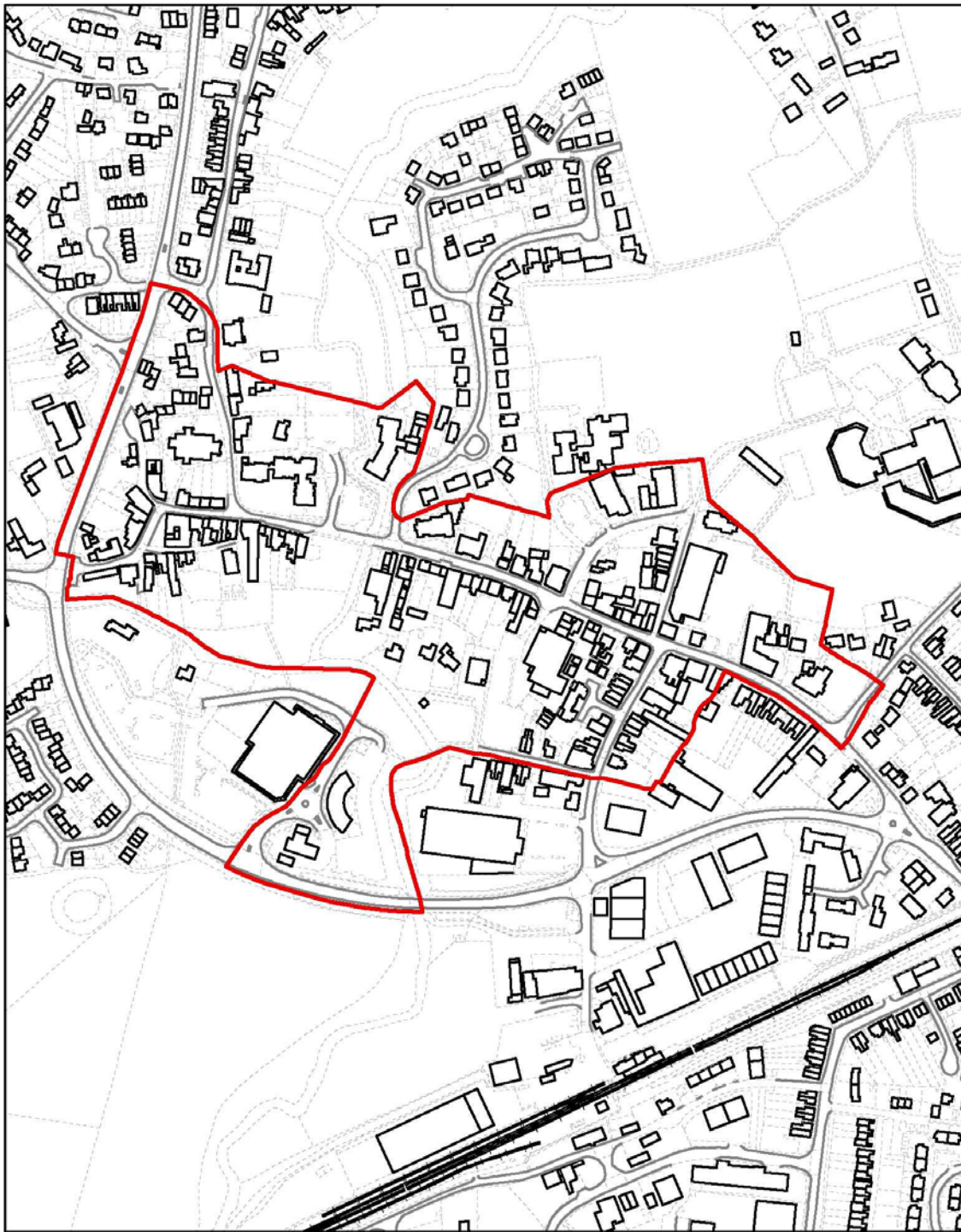
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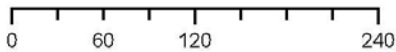
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Gillingham



Draft Town Centre Area
metres



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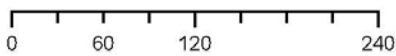
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Blandford Forum



Draft Town Centre Area
metres



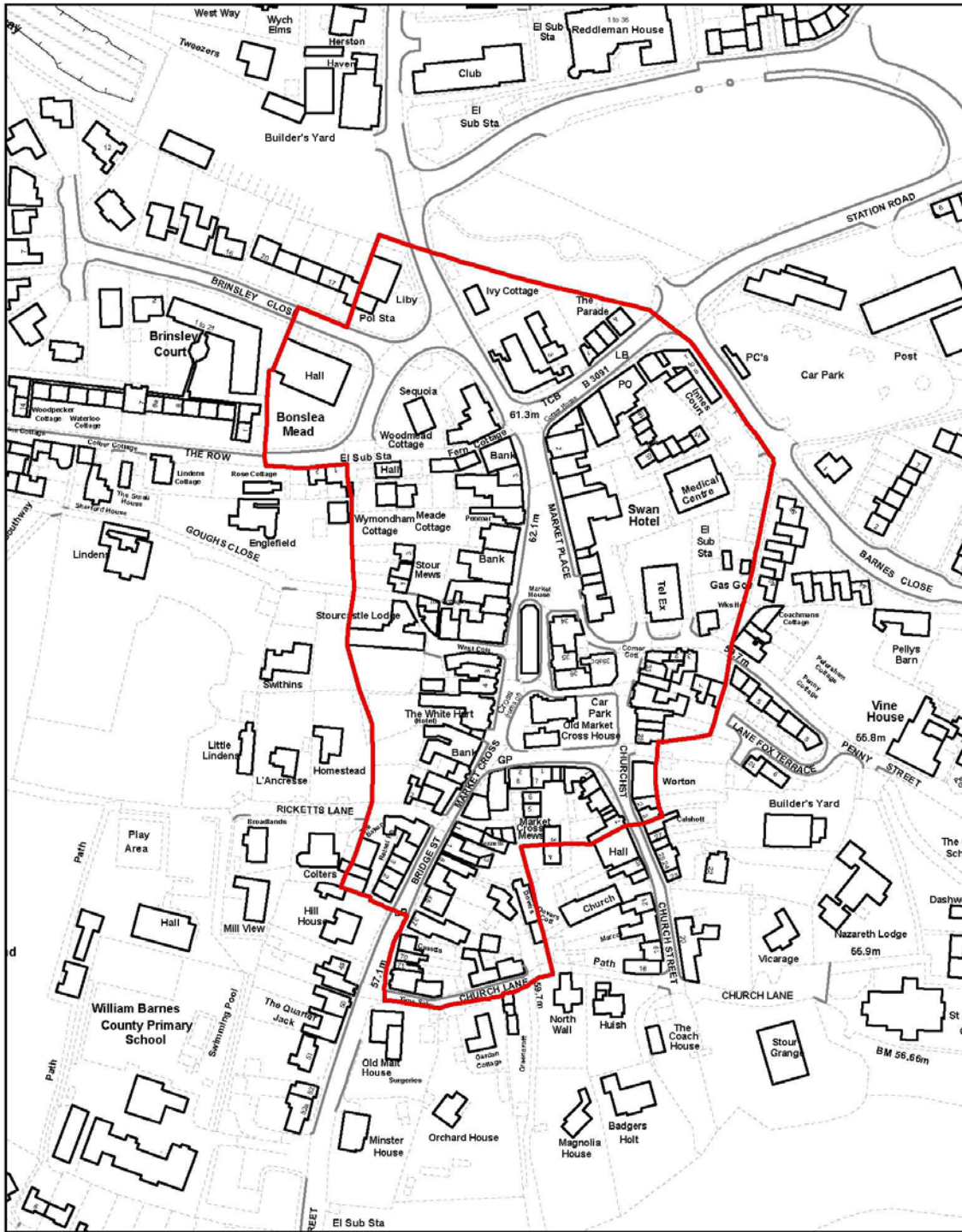
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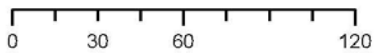
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Sturminster Newton



Draft Town Centre Plan



Scale: 1:2,000



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