

Community Infrastructure Levy

Charging Schedule

Local Development Framework 2001 - 2021



Approved: 26 February 2014
Date of Effect: 1 June 2014

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Community Infrastructure Levy - Charging Schedule

1. Introduction

1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012 and 2013).

The Charging Authority	Chelmsford City Council
Date of Approval	<i>26 February 2014</i>
Date of Effect	<i>1 June 2014</i>

2. Scope of CIL Charges

2.1 For the purposes of Part 11 of the Planning Act 2008, Chelmsford City Council is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within its administrative area.

2.2 As set out in the Community Infrastructure Levy Regulations, CIL is applicable on net additional gross internal floorspace of all new development apart from that specifically exempted by the Regulations which are as follows:

- Buildings, or extensions less than 100 square metres gross internal floor space (except most new dwellings that are CIL liable regardless of size);
- All residential extensions and annexes;
- Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Affordable housing;
- Self-build housing;
- Buildings owned by charities used for a charitable purpose;

2.3 The City Council has produced viability evidence to inform the setting of its CIL rates which apply across the whole of Chelmsford City Council's administrative area and are set out in Table 1.

3. CIL Rates

Table 1 CIL Rates

Type of Development⁽¹⁾	CIL Charge
Residential (Use Class C3 including sheltered or specialist housing)	£125 per sq m.
Retail – Convenience (Use Class A1 [food])	£150 per sq m.
Retail – All other retail (Use Class A1 [non-food] and Use Classes A2-A5 and sui generis uses akin to non-food retail)	£87 per sq m.
All other uses (including Use Classes B, C1, C2, and D and any other sui generis uses)	£0 per sq m.

1. As defined by the Use Classes Order 1987 (as amended)

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4. Calculation of CIL Chargeable Development

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations (2010) and as amended. As stipulated in the Regulations, all charges are based on the gross internal floorspace area.

5. Payment in Kind

5.1 Any payment in kind will be calculated in accordance with Regulation 73 of the CIL Regulations (2010) or as amended.

6. Neighbourhoods Funds

6.1 As set out in Section 2 of the Localism Act (2011) Charging Authorities are required to pass a 'meaningful proportion' of the CIL receipts to local neighbourhoods where development has taken place.

6.2 In accordance with the Community Infrastructure Levy (Amendment) Regulations 2013 a specific proportion of CIL receipts will be passed to Neighbourhood Funds. Therefore, in locations with an adopted Neighbourhood Development Plan, 25% of CIL receipts will be passed to local communities to help fund local infrastructure in the location of the chargeable development. In all other locations 15% of CIL receipts will be passed to local communities, subject to annual total limits as defines within the CIL Regulations. In Parished areas, the relevant proportion of CIL will be passed to Parish/Town Councils. In non-Parished areas, the City Council will engage with the relevant communities to determine how CIL is spent, with consultation at the Ward level providing the starting point for establishing priorities.

7. Monitoring and Review

7.1 The operation and implementation of CIL will be monitored. The Council will commence a Review of the Charging Schedule in 2016.

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Further Information

For further information on the implementation of the Community Infrastructure Levy (CIL) please contact:

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Further general information is available from:

Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Department for Local Government and Communities:

www.gov.uk/government/organisations/department-for-communities-and-local-government

Planning Advisory Service:

<https://www.local.gov.uk/pas/policies-plans/community-infrastructure-levy>



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