



Listening Learning Leading

Community Infrastructure Levy Charging Schedule

1st April 2016

The Charging Authority

The Charging Authority is South Oxfordshire District Council

Date of Approval

This Charging Schedule was approved by the Council on 18 February 2016

Date of Effect

This Charging Schedule will come into effect on 1 April 2016

CIL Rates

The rates at which CIL is charged are set out in Table 1 below

Table 1 – CIL rates (per square metre)

Development	Zone 1 District	Zone 2 Didcot and Berinsfield
Residential development	£150	£85
Residential development – strategic sites: Didcot North-East and Ladygrove East site; Wallingford site B	Nil	Nil
Residential – retirement housing including extra care incorporating independent living (C3) ¹	Nil	
Care home and residential institutions ² (C2)	Nil	
Residential rural exception sites	Nil	
Offices (incl. research and development)	£0	
Supermarkets, superstores and retail warehouses ³	£70	
Other retail development	Nil	
Hotels	Nil	
Other uses	Nil	

¹ All types of housing designed for older people which provides for continued independent living which is self-contained such as, but not limited to, Extra Care Housing, Enhanced Sheltered Housing in independent living within a Care Village

² Student accommodation: where some of the living accommodation is of communal nature e.g. shared living areas and/or kitchens. Student accommodation which is self-contained (e.g. studio flats) will be charged CIL at the relevant residential rate, for example, where such accommodation is provided to meet the University's disability requirement. Where schemes are mixed and include both types of accommodation the nil CIL charge applies only to the floorspace of the units with communal accommodation including associated communal areas. Floorspace of self-contained units including associated communal areas will be charged CIL.

³ Retail warehouses: are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Superstores and supermarkets: are shopping destinations in their own right, selling mainly food or non-food goods, which normally have a dedicated car park.

Retail warehouses and supermarkets can be defined as retail stores that exceed 280 sqm and are classified as larger stores under the Sunday Trading Act 1994

The Charging Areas

The Charging Areas are set out in the Community Infrastructure Levy Charging Area Map in Annex 1 of this schedule

Statutory Compliance

This Charging Schedule has been published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended in the Community Infrastructure Levy Regulations (2011, 2012, 2013, 2014) and Part 11 of the Planning Act 2008 and in any future amendments.

Payment terms

CIL payments are due within 60 days from the date a chargeable development is commenced and in accordance to the council's instalment policy.

Payment for CIL can be made by land as well as by money. It is for the charging authority to choose whether to accept payment (in whole or in part) by land.

The chargeable rate will be index linked, which is the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

The calculation of the chargeable amount to be paid by a developer is set out in Regulation 40 of the CIL Regulations 2010 (as amended).

A proportion of CIL revenue collected by the council (up to 5 per cent of total receipts) can be used to cover the costs of administering the levy (including initial set-up costs).

Calculating the Chargeable amount

The CIL will apply to 'chargeable development'. This is defined as:

- all new buildings, but excluding buildings into which people do not usually or only occasionally go (e.g. only to inspect machinery or structures such as electricity pylons or substations).
- development delivering 100 m² or more of additional gross internal floorspace
- the creation of one additional dwelling even if the gross internal floorspace is less than 100 m²
- some developments not requiring planning permission (permitted development) will also be liable for CIL if they do not fall into the exemption criteria.

Exemptions

The CIL Regulations exempt the following from paying the CIL:

- Development by registered charities for the delivery of their charitable purposes
- Charitable development that meets the relief criteria set out in Regulations 44 to 48
- Those parts of a development which are to be used as social (affordable) housing
- Development of less than 100 sq m of new build floorspace, provided that it does not result in the creation of a new dwelling
- Vacant buildings brought back into the *same* use
- The conversion of any building previously used as a dwelling house to two or more dwellings
- Development of buildings and structures into which people do not normally go (e.g., pylons, wind turbines, electricity sub stations)
- Houses, flats, extensions which are built by 'self-builders'
- Specified types of development which the council has decided should be subject to a 'zero' rate based on viability evidence, and specified as such in the charging schedule
- Where the overall chargeable amount of a scheme is less than £50

Discretionary Relief and Exceptional Circumstances Relief

The CIL Regulations allow for the Council to provide further relief, at their discretion. The Council do not have to offer this relief, but if they choose to do so, they must adopt a discretionary relief policy. This is not part of the charging schedule and may be published at a different time.

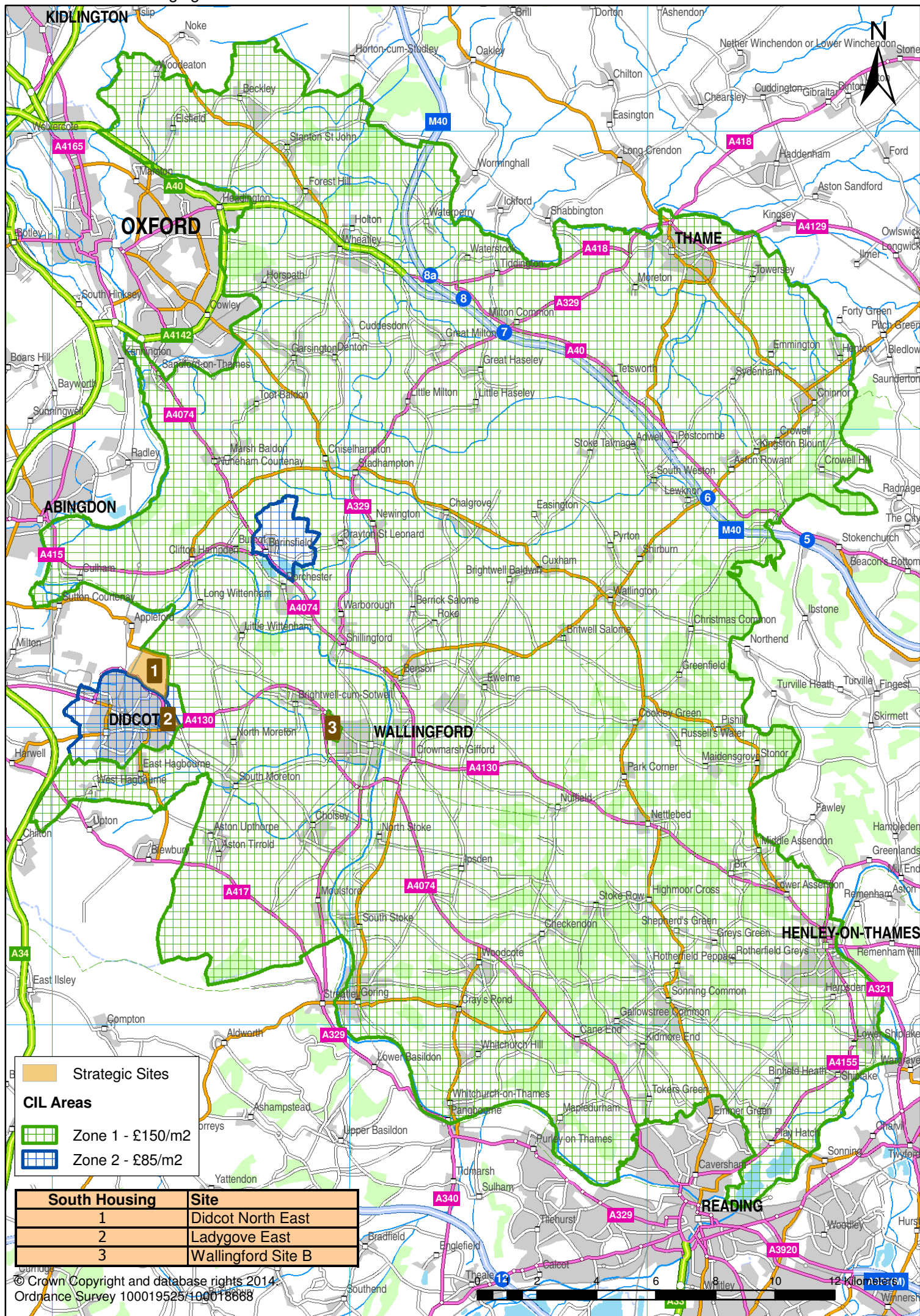
It was resolved at Council meeting on 18 February 2016 not to offer discretionary relief for exceptional circumstances.

Neighbourhood funds

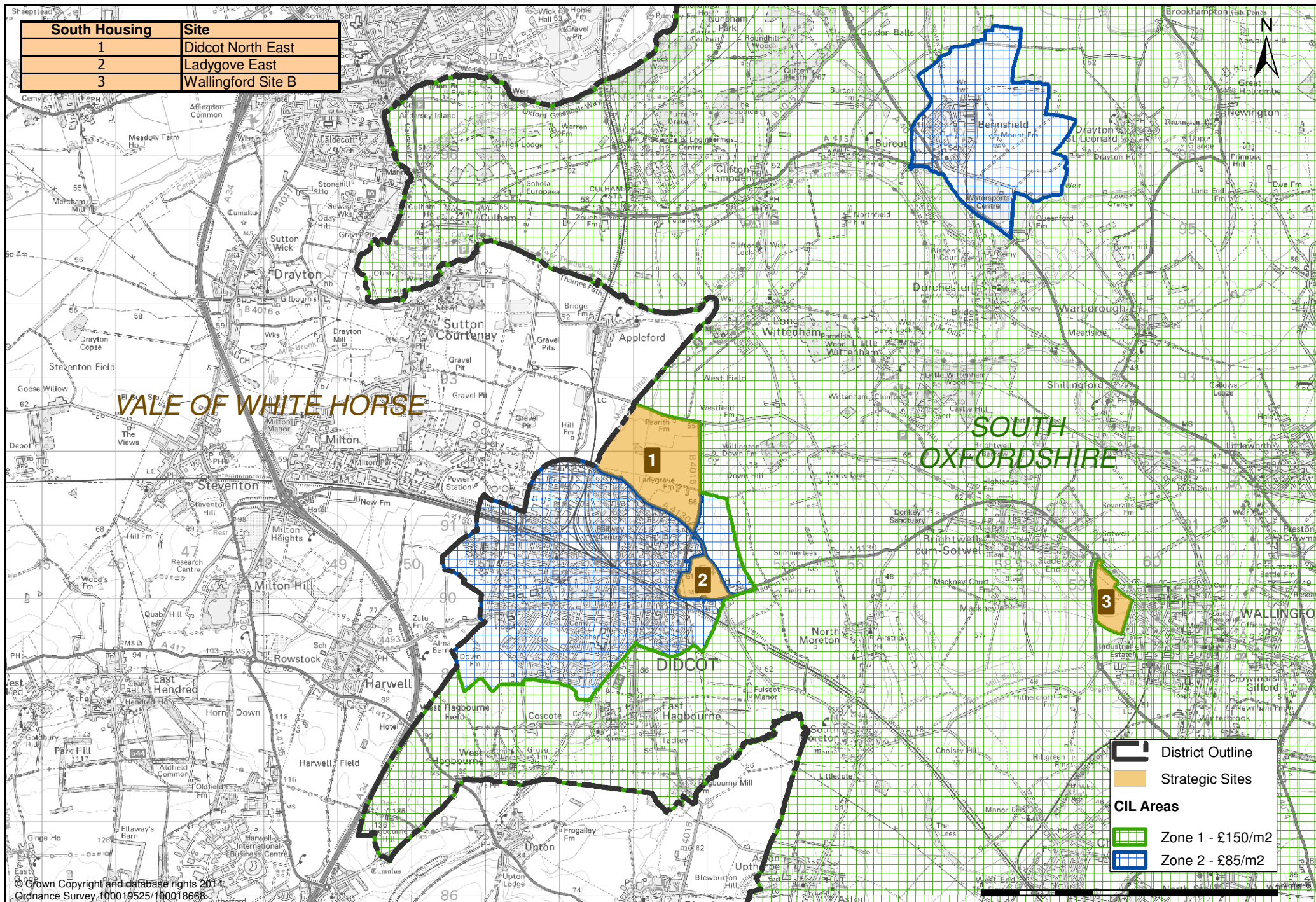
The Regulations require the council to pass on a proportion of the revenues from CIL receipts to the parishes within which the chargeable development took place. Parishes with a Neighbourhood Plan will receive 25 per cent of the revenue from the CIL development that they choose to accept – and parishes without a plan will receive 15 per cent of the levy revenue, subject to a cap of £100 per existing council tax dwelling per year.

This money must be spent on infrastructure. To ensure transparency both the council and any community in receipt of CIL must report annually on how this money has been spent.

Annex 1 – Charging zones



South Housing	Site
1	Didcot North East
2	Ladygove East
3	Wallingford Site B



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