

Bath and North East Somerset Council

**Community Infrastructure Levy (CIL)
Charging Schedule**

Final Version for Adoption

Approved Date: *To be inserted following approval*

Takes effect on: **6th April 2015** *[subject to approval]*

COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

The Charging Authority

The Charging Authority is the Bath and North East Somerset District (B&NES) Council.

Date of Approval

The Council approved this Community Infrastructure Levy (CIL) Charging Schedule on [date to be inserted following Council approval].

Date of Effect

The CIL Charging Schedule takes effect on [date to be inserted following Council approval].

Statutory Compliance

The CIL Charging Schedule has been approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended 2011, 2012, 2013, and 2014) and Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011). In setting the levy rates, Bath and North East Somerset Council has struck an appropriate balance between:

- The desirability of funding from 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 CIL on the economic viability of development across its area

CIL RATES

DEVELOPMENT TYPE	LOCATION / CRITERIA	CIL CHARGE £/M ²
RESIDENTIAL (Class C3) including Specialised, Extra Care and Retirement Accommodation ¹	District wide	£ 100
	Strategic Sites/ Urban Extensions	£ 50
	Bath Western Riverside	£Nil
HOTEL (Class C1)	In Bath	£ 100
	Bath Western Riverside	£ Nil
	Rest of District	£ Nil
RETAIL In-centre / High Street Retail	Bath city centre	£ 150
	Other centres	£ Nil
	Bath Western Riverside	£ Nil
SUPERMARKETS, SUPERSTORES AND RETAIL WAREHOUSE (over 280m ²)	District wide	£ 150
	Bath Western Riverside	£ Nil
OFFICES (Class B1)	District wide	£ Nil
INDUSTRIAL AND WAREHOUSING	District wide	£ Nil
STUDENT ACCOMMODATION	Schemes with market rents	£ 200
	Schemes with submarket rents ² to be set in Section 106 planning agreement	£ Nil
	Bath Western Riverside	£Nil
ANY OTHER DEVELOPMENT	District wide	£Nil

¹ Excludes Specialist, Extra Care and Retirement accommodation that provides non-saleable floorspace in excess of 30% of Gross Internal Area.

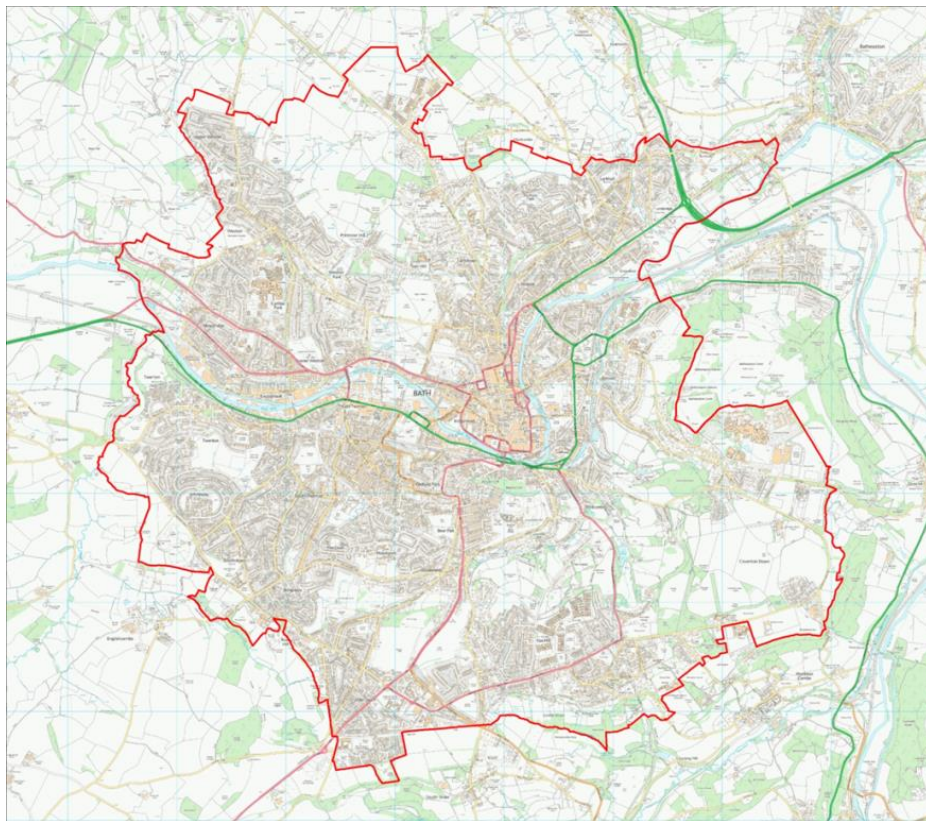
² Sub-market rent means student accommodation units which are to be let at a rent which is no more than 80% of the local market rent (including any service charges).

- Strategic sites/urban extensions:
As defined within the Core Strategy (Policies B3A, B3C, KE3A, KE4 and RA5)
- Retail (Class A1/A2/A3/A4/A5)
- In-centre / High Street Retail as defined within the Core Strategy

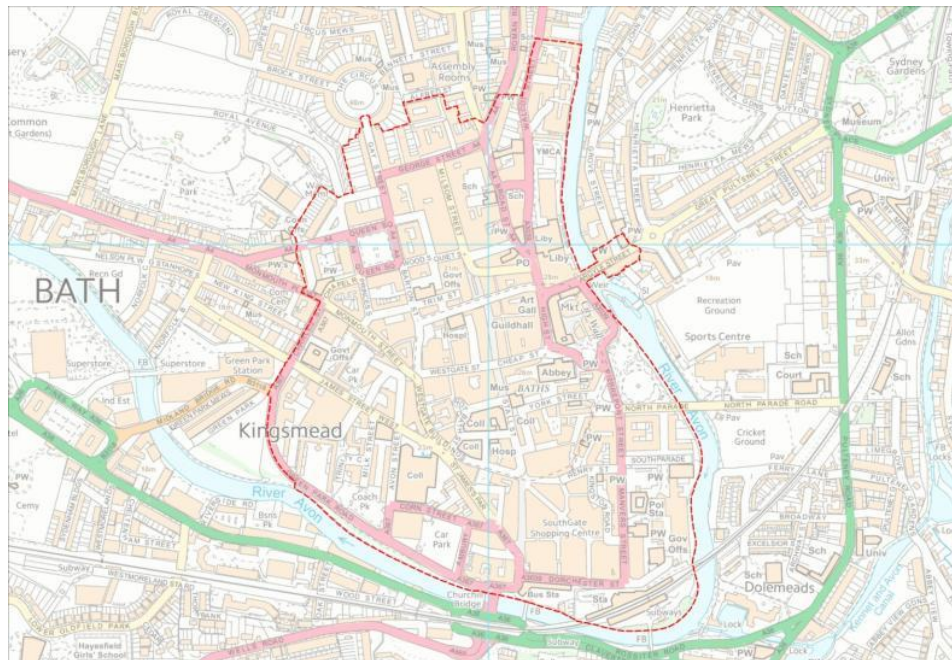
- Supermarket - large format convenience-led stores. The area used for the sale of goods will be above that applied for the purposes of the Sunday Trading Act of 280sq. m sales area.
- Student Accommodation (purpose built accommodation for students). (Planning Use Classes under Town and Country Planning (Use Classes) Order 1987 (as amended))

The attached plans identify the locations and boundaries to which the residential and non-residential CIL charges apply.

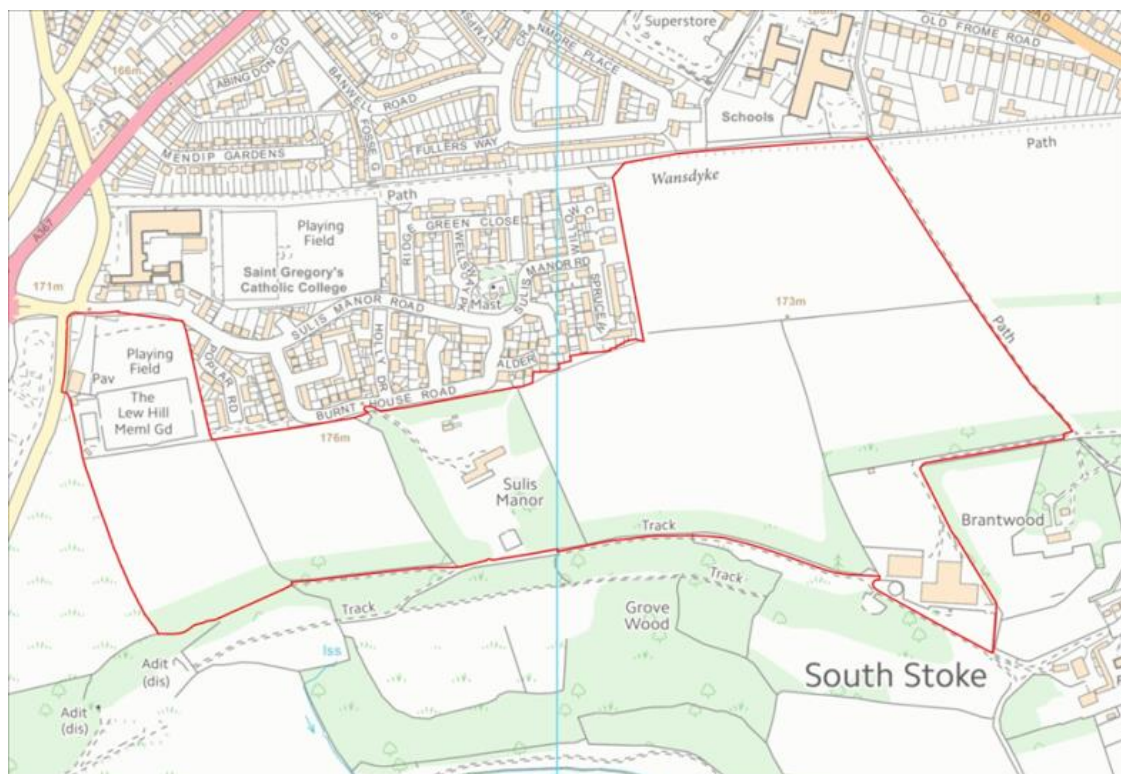
Plan 1 The CIL Charging Zone for Hotel Development in Bath



Plan 2 The Charging Zone for Bath City Centre Retail Development



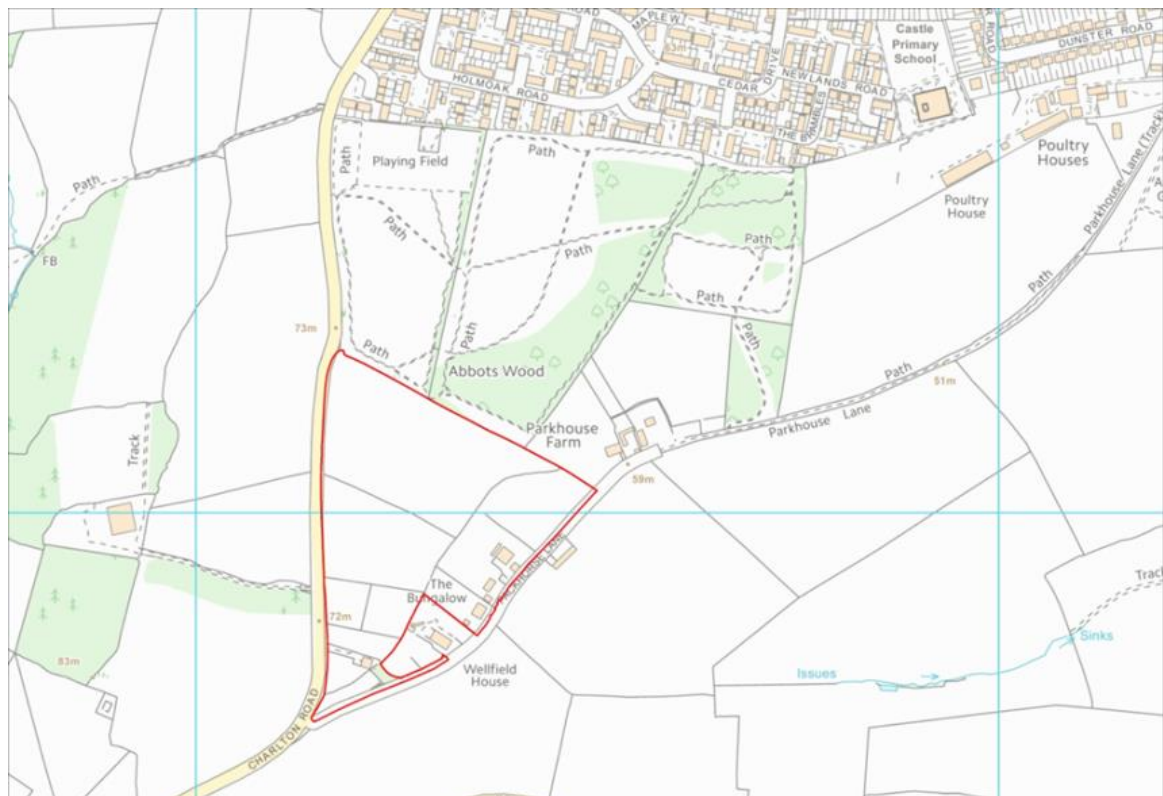
Plan 3 Strategic Site: Land adjoining Odd Down Charging Zone



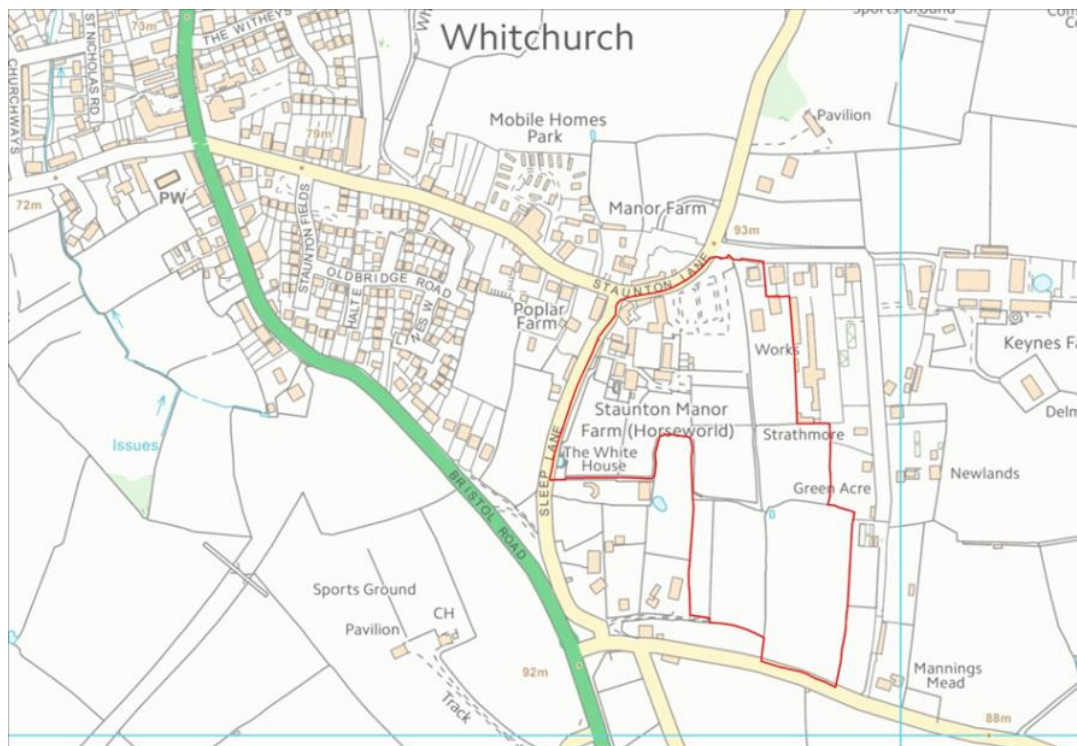
Plan 4 Strategic Site: Land adjoining East Keynsham Charging Zone



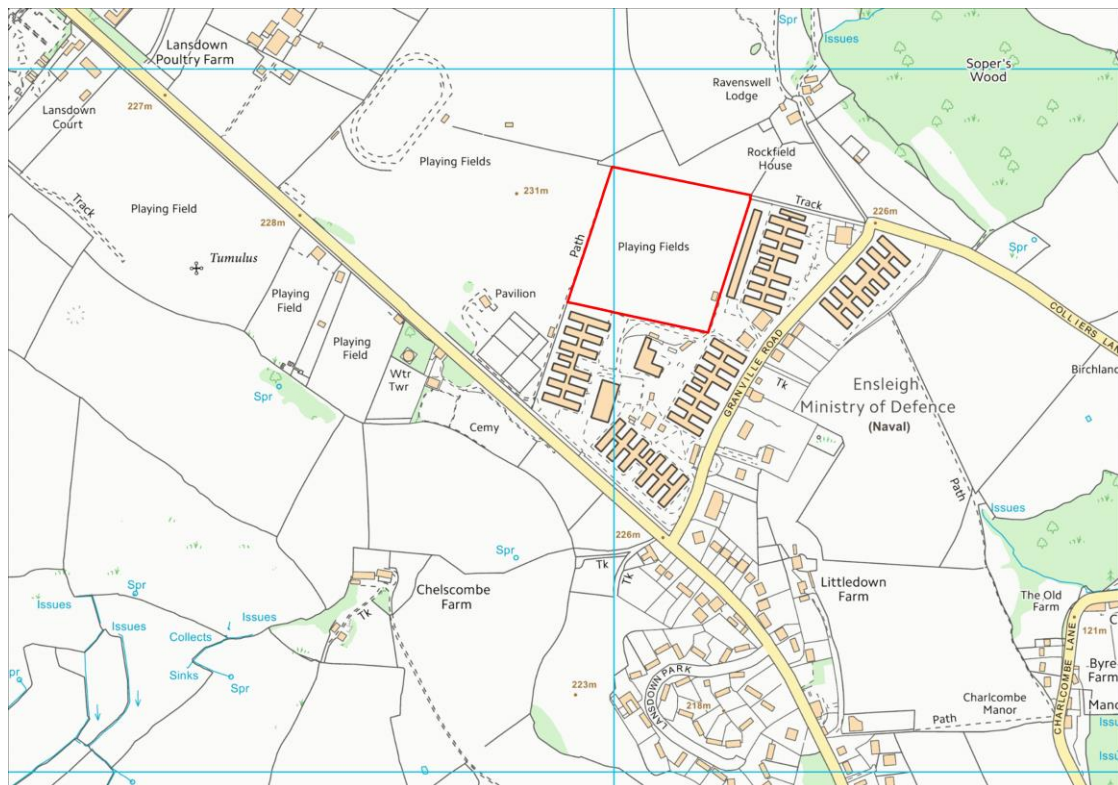
Plan 5 Strategic Site: Land adjoining South West Keynsham Charging Zone



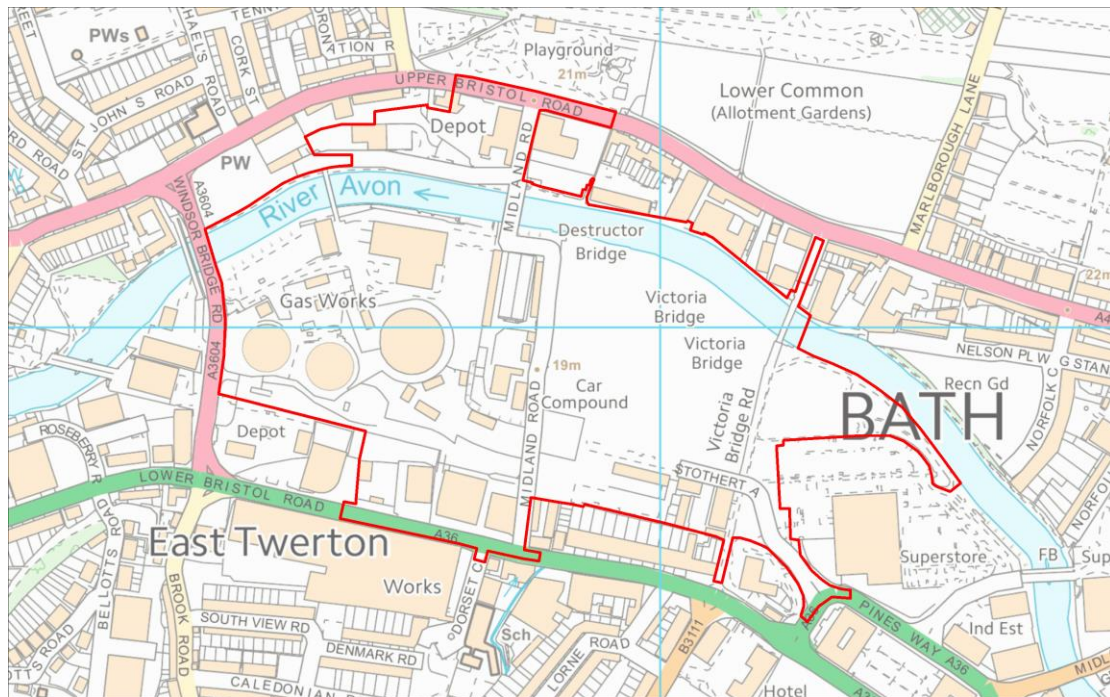
Plan 6 Strategic Site: Land at Whitchurch Charging Zone



Plan 7 Strategic Site: Extension to MoD Ensleigh, Bath Charging Zone



Plan 8: Bath Western Riverside Charging Zone



CALCULATION OF CHARGEABLE AMOUNT

CIL charges will be calculated in accordance with CIL Regulation 40 (as amended) of the Community Infrastructure Levy Regulations 2010 (as amended). The chargeable amount will relate to the net additional Gross Internal Area and the CIL rate as set out in the Charging Schedule, index linked using the Royal Institution of Chartered Surveyors' All-in Tender Price Index figures for the year in which the planning permission is granted and the year in which this charging schedule took effect.

A summary of how the CIL charge will be calculated is as follows:

$$\frac{\text{CIL Rate (R) x Chargeable Gross Internal Area (A) x BCIS Tender Index (Ip)}}{\text{BCIS Tender Index (Ic)}}$$

Where

R= CIL Rate as set out in the Charging Schedule for relevant use/ area

A = net increase in Gross Internal floor area

Ip = The BCIS All-in Tender Price Index for the year in which planning permission was granted

Ic = The BCIS All-in Tender Price Index for the year in which the charging schedule containing rate R took effect (and the figure for a given year is the figure for 1st November of the preceding year)

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