

APPENDIX 1

[Front cover]

Wiltshire Local Development Framework

Wiltshire Community Infrastructure Levy

Draft Charging Schedule

January 2014

APPENDIX 1

[Translations page]

Table of contents

1. Statutory compliancep.1
2. CIL ratesp.2
3. Calculating the CIL chargep.4
4. Further informationp.6
5. Appendix 1 – Alternative Optionsp.7

1. Statutory compliance

The Charging Authority

- 1.1. Wiltshire Council is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy 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, Wiltshire Council has complied with the requirements set out in Part 11 of the Planning Act (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).
- 1.3. In setting the CIL rates, the 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

Date of approval

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

Date of effect

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

2. CIL rates

2.1. CIL will be levied in £s per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

2.2. The CIL rates to be charged by Wiltshire Council are set out in *Table 1*.

Table 1 - Proposed CIL charging rates

Development type		CIL Charge £/sq m	
	Settlement categories 1, 2 and 3	Settlement category 4 - Melksham, Trowbridge, Westbury, Dilton Marsh, Calne and Warminster	
Residential	£85	£55	
Residential (Strategic sites as set out in the Wiltshire Core Strategy)	£40	£30	
High street and covered shopping centre retail in Chippenham, Salisbury, Trowbridge, Marlborough and Bradford upon Avon	£70		
Retail warehouse and superstore development across the County	£175		
Student housing and hotels	£70		
All other uses	£0		

Definitions

- 2.3. **Retail warehouse and superstore development** – shopping destinations in their own right, selling mainly food or food and non-food goods, which must have a dedicated car park.

DRAFT

3. Calculation of the CIL charge

Liability to pay CIL

- 3.1. A chargeable development is one for which planning permission is granted and or which is liable to pay CIL in accordance with the Regulations.
- 3.2. CIL will be chargeable on the net additional floor space of all new development, apart from those exempt under Part 2 and Part 6 of the Community Levy Regulations 2010 (as amended by the Community Levy Regulations 2011). Those exempt from the charge can be summarised as:
 - Non-residential buildings, or extensions to buildings, less than 100 square metres
 - Buildings into which people do not normally go, or enter intermittently for the purpose of inspecting or maintaining fixed plant or machinery
 - Affordable housing
 - Buildings owned by charities used for a charitable purpose

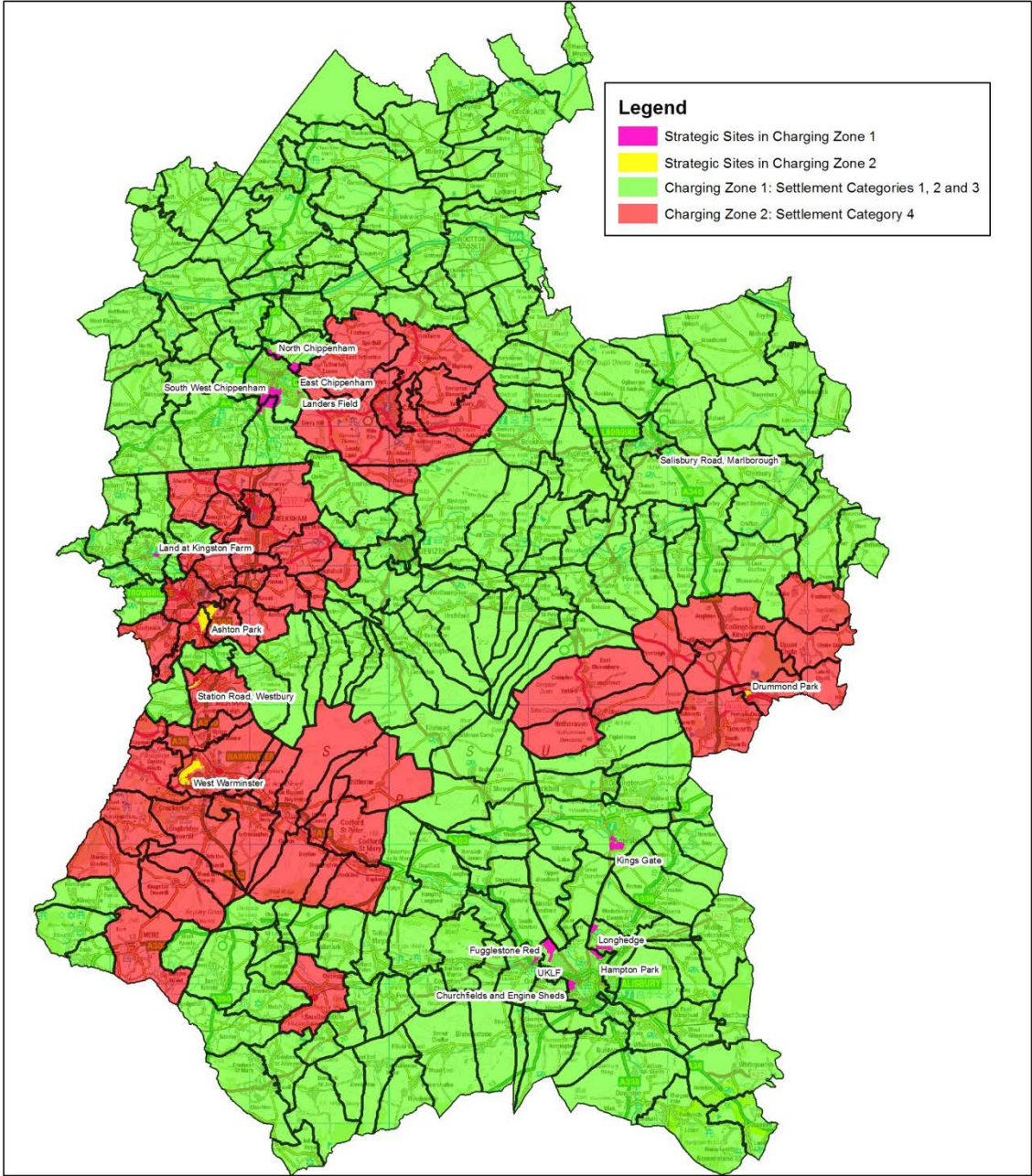
Calculating the chargeable amount

- 3.3. The chargeable amount will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended by Regulation 7 of the Community Infrastructure Levy (Amendment) Regulations 2011 and Regulation 6 of the Community Infrastructure Levy (Amendment) Regulations 2012 (or any subsequent amendments to these Regulations as may apply from time to time whilst this Charging Schedule is in effect).

Indexation and inflation

- 3.4. The rates shown will be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS) "All In Tender Price Index".

4. CIL Charging Zone Map



© Crown copyright and database rights 2013 Ordnance Survey 100049050

5. Further information

- 5.1. Further information on the Community Infrastructure Levy is available on the Council's website at www.wiltshire.gov.uk/communityinfrastructurelevy.

DRAFT

Appendix 1 to the Draft Charging Schedule (Alternative Options)

The Draft Charging Schedule reflects Option 4 from the CIL Viability Study, as recommended in the Report to Cabinet.

For the alternative options, replace Table 1 and the CIL Charging Zone Map with the following.

DRAFT

Option 1

Option 1 from the CIL Viability Study (November 2013)

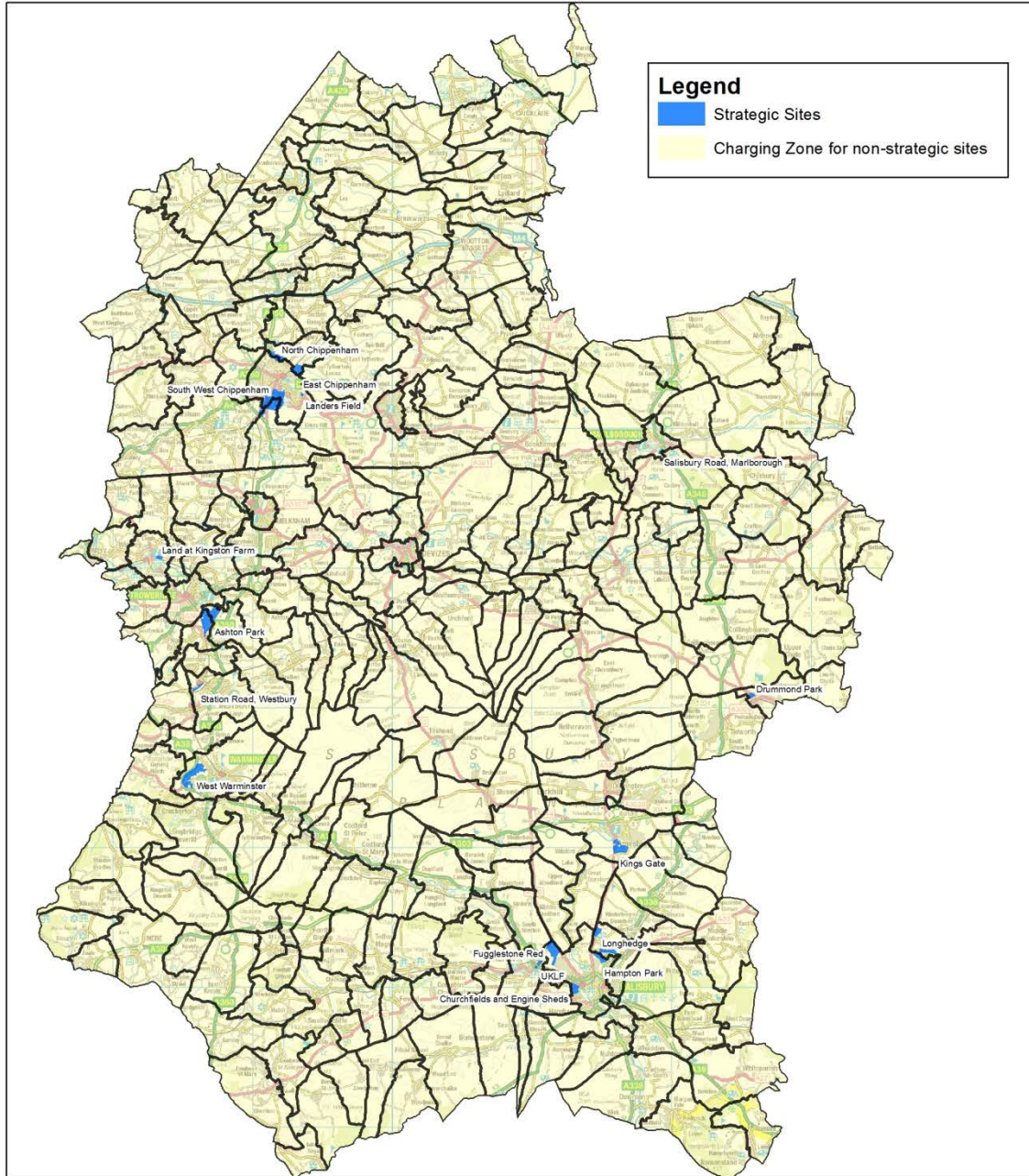
Development type	CIL Charge £/sq m
Residential	£70
Residential (Strategic sites as set out in the Wiltshire Core Strategy)	£0 - £70
High street and covered shopping centre retail in Chippenham, Salisbury, Trowbridge, Marlborough and Bradford upon Avon	£70
Retail warehouse and superstore development across the County	£175
Student housing and hotels	£70
All other uses	£0

Option 2

Option 2 from the CIL Viability Study (November 2013)

Development type	CIL Charge £/sq m
Residential	£70
Residential (Strategic sites as set out in the Wiltshire Core Strategy)	£0 - £70
High street and covered shopping centre retail in Chippenham, Salisbury, Trowbridge, Marlborough and Bradford upon Avon	£70
Retail warehouse and superstore development across the County	£70
Student housing and hotels	£70
All other uses	£0

Proposed CIL charging zones: Options 1 and 2



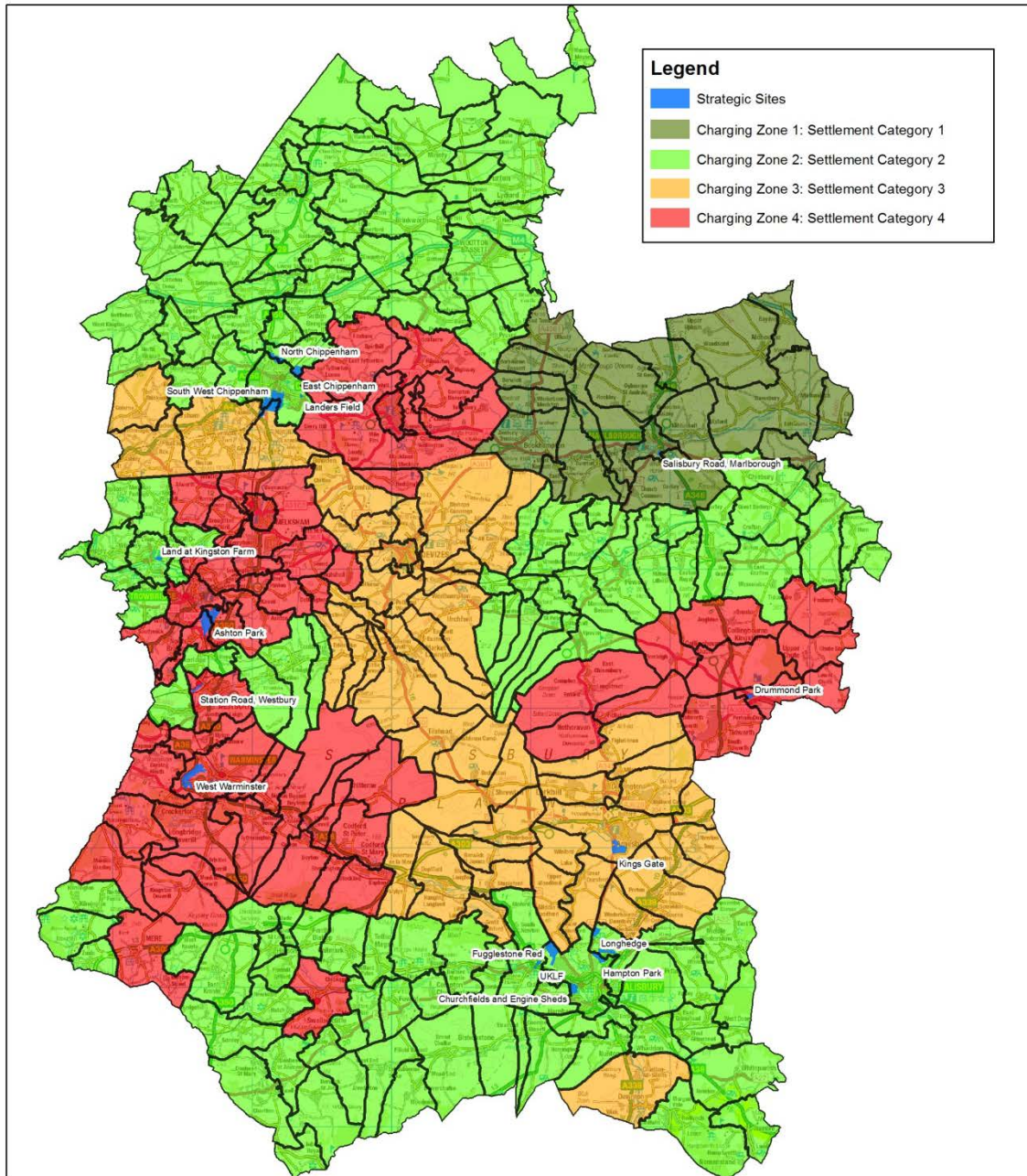
© Crown copyright and database rights 2013 Ordnance Survey 100049050

Option 3

Option 3 from the CIL Viability Study (November 2013)

Development type		CIL Charge £/ sqm			
	Settlement category 1 - Marlborough & surrounding area, including Pewsey	Settlement category 2 - Bradford upon Avon, Salisbury, rural villages south of Salisbury, Wilton and Chippenham	Settlement category 3 - Corsham, Amesbury, Devizes and surrounding villages	Settlement category 4 - Melksham, Trowbridge, Westbury, Dilton Marsh, Calne and Warminster	
Residential	£140	£110	£85	£70	
Residential (Strategic sites as set out in the Wiltshire Core Strategy)	£70	£70	£70	£70	
High street and covered shopping centre retail in Chippenham, Salisbury, Trowbridge, Marlborough and Bradford upon Avon	£70				
Retail warehouse and superstore development across the County	£175				
Student housing and hotels	£70				
All other uses	£0				

Proposed CIL charging zones: Option 3



© Crown copyright and database rights 2013 Ordnance Survey 100049050