

Wiltshire Council Community Infrastructure Levy (CIL)
Preliminary Draft Charging Schedule
August 2012

Name of charging authority	Wiltshire Council
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 Schedule.
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 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 on a development, the chargeable amount in each use class is calculated separately and then added together to provide the total chargeable amount.</p> <p>The <u>CIL Rate</u> (£ per m²) is the applicable rate from <i>Table 1</i> in this Schedule.</p> <p>The <u>Chargeable Amount</u> (m²) is the gross internal floorspace of the development minus the gross internal floorspace of any existing buildings that are going to be 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.</p> <p>The <u>RICS All-In Tender Price Index</u> (%) is an annually updated measure of inflation published by the Building Cost Information Service of the Royal Institute 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	<p>This summary does not take account of every aspect of the CIL Regulations. Further information on CIL, the consultation and next steps is available from the main Council offices in Trowbridge, Chippenham and Salisbury or the Council's website at www.wiltshire.gov.uk/communityinfrastructurelevy.</p> <p>Alternatively, please email: CIL@wiltshire.gov.uk or telephone 01225 713223.</p>

Development type	CIL Charge £/sq m
Residential	£70
Retail (<i>except retail warehouse, supermarkets and similar development</i>)	£0
Retail warehouse, supermarkets and similar development	£175
Student housing and hotels	£70
All other uses	£0

Table 1 – CIL Charging Rates (£/m²)

Statutory Compliance

This preliminary draft charging schedule was approved by the Council's Cabinet on 10 September 2012 and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended 2011) and Part 11 of the Planning Act 2008.

In setting CIL rates, the Council has struck an appropriate balance between:

- a) the desirability of funding from CIL in whole or part the estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

The Council has taken into account the administrative expenses in connection with CIL and the extent to which these will be funded from CIL. As set out in the CIL Regulations, the Council will use 5% of CIL receipts towards administrative expenses.