



Wiltshire Community Infrastructure Levy

Charging Schedule

May 2015

Wiltshire Council

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1. Statutory compliance

- 1.1. The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can put on new development in their area to raise funds to help deliver the infrastructure necessary to support this development.

The Charging Authority

- 1.2. Wiltshire Council is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 (as amended) and may therefore charge CIL in respect of development in its administrative area. The Council is both the CIL Charging Authority and Collecting Authority for its administrative area.
- 1.3. 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).
- 1.4. 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

- 1.5. This Charging Schedule was approved by the Council on **12 May 2015**.

Date of effect

- 1.6. This Charging Schedule will come into effect on **18 May 2015**.

2. CIL rates

- 2.1. The CIL rates to be charged by Wiltshire Council are set out in *Table 2.1*.
- 2.2. The Charging Zones 1 and 2 for residential development are defined in *Appendix A*. A list of settlements within each settlement category and charging zone can be found in *Appendix B*. The charging zones for retail development (excluding retail warehouse and superstore/ supermarket development) are defined in *Appendix C*.

Definitions

- 2.3. **Retail warehouses** are large stores specialising in the sale of a broad range of household goods (including but not limited to carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.
- 2.4. **Superstores/ supermarkets** are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

Table 2.1 – Rates of CIL to be charged on new development

Development Type ¹		CIL charge £/ sq m	
		Charging Zone 1 (settlement categories 1, 2 and 3)	Charging Zone 2 (settlement category 4 ²)
Residential development	Residential development (excluding strategically important sites as set out in the Wiltshire Core Strategy) <u>Planning Use Classes:</u> C2, C2A, C3 and C4	£85	£55
	Residential development (strategically important sites as set out in the Wiltshire Core Strategy) <u>Planning Use Classes:</u> C2, C2A, C3 and C4	£40	£30
Student Accommodation	Student accommodation <u>Planning Use Classes:</u> C2, C2A, C3, C4 and <i>sui generis</i> akin to student accommodation	£70	
Hotels	Hotels <u>Planning Use Class:</u> C1	£70	
Service Family Accommodation	Service Family Accommodation (SFA) for members of the Armed Forces ³	£0	
Retail	Retail development (excluding retail warehouse and superstore/ supermarket development) within the defined areas in Bradford on Avon, Chippenham, Marlborough, Salisbury and Trowbridge, as shown in <i>Appendix C</i> <u>Planning Use Classes:</u> A1 to A5 and <i>sui generis</i> uses akin to non-food retail	£70	
	Retail development (excluding retail warehouse and superstore/ supermarket development) outside the defined areas in Bradford on Avon, Chippenham, Marlborough, Salisbury and Trowbridge, as shown in <i>Appendix C</i> <u>Planning Use Classes:</u> A1 to A5 and <i>sui generis</i> uses akin to non-food retail	£0	
	Retail warehouse and superstore/ supermarket development anywhere in the County <u>Planning Use Class:</u> A1 to A5 and <i>sui generis</i> uses akin to non-food retail	£175	
All other uses	All other uses <u>Planning Use Classes:</u> B1, B2 and B8, D1, D2 and other <i>sui generis</i> uses (including military single living accommodation (SLA) ancillary to a military establishment)	£0	

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

² Settlement category 4 includes the whole Community Areas of Calne, Melksham, Trowbridge, Warminster and Tidworth, plus the parishes of Staverton, Westbury, Dilton Marsh, Mere and Tisbury.

³ Housing exclusively constructed by the MOD or its appointed contractors for use by members of the Armed Forces and their families, as secured through a Section 106 Agreement between the Ministry of Defence (MOD) and the Council.

3. Calculation of the CIL charge

Liability to pay CIL

- 3.1. CIL may be payable on development that creates net additional floor space (measured as Gross Internal Area), where the gross internal area of new build exceeds 100 square metres (paragraph 3.6 explains how this is calculated). That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size, unless it is by a 'self builder' (see paragraph 3.2 and Regulations 54A and 54B of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended)).
- 3.2. The following types of development do not pay CIL:
- Development of less than 100 square metres (See Regulation 42 on Minor Development Exemptions), unless this is a whole house, in which case CIL is payable
 - Houses, flats, residential annexes and residential extensions which are built by 'self-builders' (see Regulations 42A, 42B, 54A and 54B, inserted by the 2014 Regulations)
 - Social housing that meets the relief criteria set out in Regulation 49 or 49A (as amended by the 2014 Regulations)
 - Charitable development that meets the relief criteria set out in Regulations 43 to 48
 - Buildings into which people do not normally go, or into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (see Regulation 5(2))
 - Structures which are not buildings, such as pylons and wind turbines
 - Specified types of development that local authorities have decided should be subject to a 'zero' rate and specified as such in their charging schedules
 - Vacant buildings brought back into the same use (see Regulation 40 as amended by the 2014 Regulations)
- 3.3. Where the CIL liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no CIL is due.
- 3.4. Mezzanine floors of less than 200 square metres, inserted into an existing building, are not liable for CIL unless they form part of a wider planning permission that seeks to provide other works as well.
- 3.5. Landowners are ultimately liable for CIL, but anyone involved in a development may take on the liability to pay CIL. In order to benefit from payment windows and instalments, someone must assume liability in this way. Where no one has assumed liability to pay CIL, the liability will automatically default to the landowners and payment becomes due as soon as development commences (see Regulation 7 of the CIL Regulations 2010 (as amended) and, section 56(4) of the Town and Country Planning Act 1990 (as amended), for the definition of 'commencement of development'). Liability to pay CIL can also default to the landowners where the collecting authority has been unable to recover CIL from the party that assumed liability for CIL, despite making all reasonable efforts.

Calculating the chargeable amount

- 3.6. CIL will be calculated on the basis set out in Regulation 40 of Part Five of the Community Infrastructure Levy Regulations 2010 (as amended in 2011, 2012 and 2014). CIL is calculated by multiplying the net increase in gross internal floor area (m²) by the relevant CIL rate (£/m²), plus any indexing for inflation/ deflation (between the year in which planning permission was granted and the year in which the charging schedule took effect). The basic formula for calculating CIL, as set out in Regulation 40, is as follows:

$$\frac{R \times A \times I_p}{I_c}$$

Where:

- R is the CIL rate in £/ sq m
- A is the net increase in gross internal floor area
- I_p is the All-in Tender Price Index for the year in which planning permission was granted
- I_c is the All-in Tender Price Index for the year in which the charging schedule started operation

Indexation and inflation

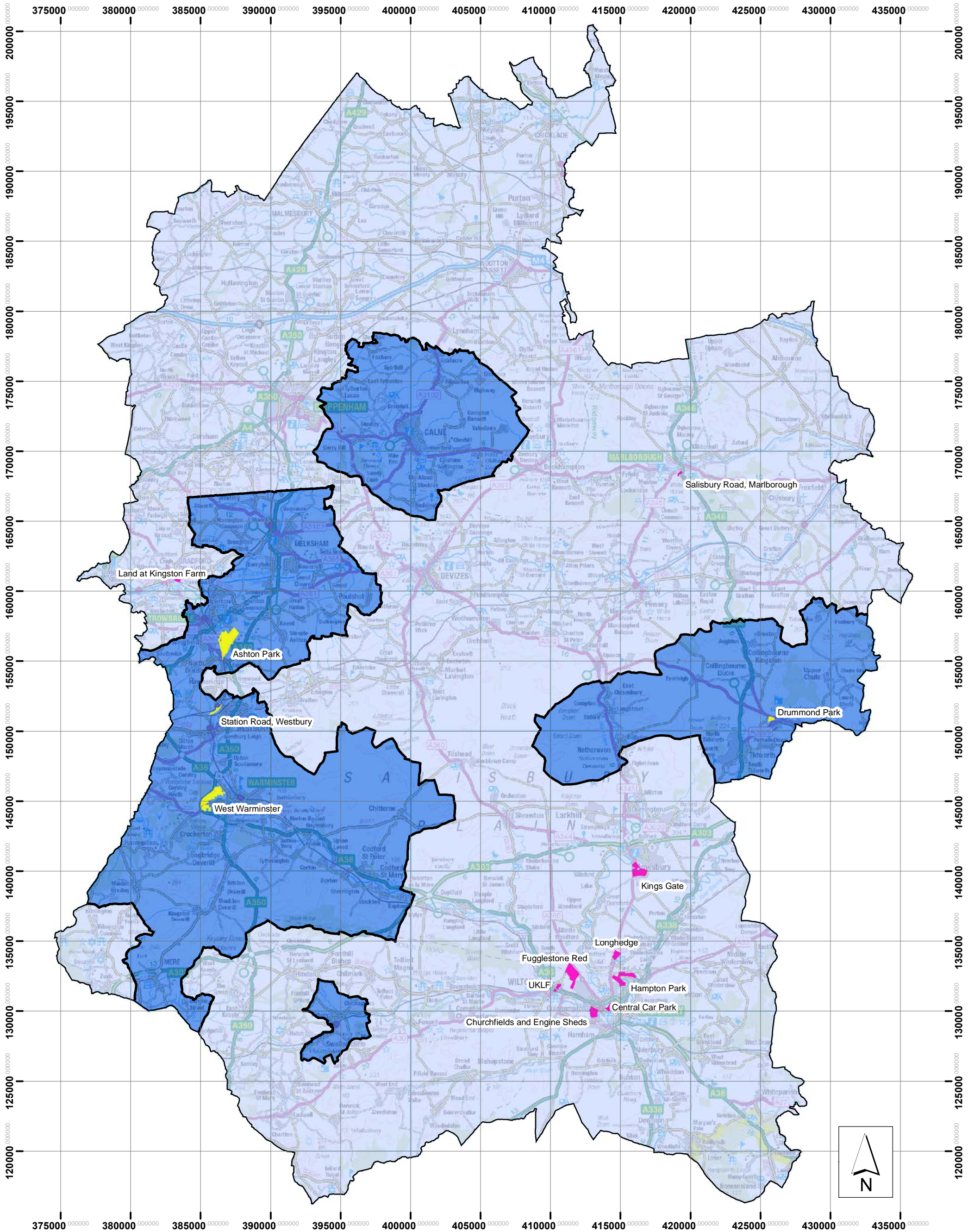
- 3.7. The rates shown will be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS) "All In Tender Price Index".

4. Further information

- 4.1. Further information on the Community Infrastructure Levy is available on the Council's website at www.wiltshire.gov.uk/communityinfrastructurelevy.
- 4.2. Alternatively, contact the Section 106 and Community Infrastructure Levy Administrator (Economic Development and Planning) on 01225 716766.

Appendix A: Wiltshire Residential Charging Zone Map

Appendix A – Wiltshire Residential Charging Zone Map



- Residential Charging Zone boundary
- Charging Zone 1: Settlement Categories 1, 2 and 3
- Charging Zone 2: Settlement Category 4
- Strategically Important Sites in Charging Zone 1
- Strategically Important Sites in Charging Zone 2

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Table 2.1 of the Draft Charging Schedule sets out the CIL rates for each charging zone and strategically important sites (as set out in the Wiltshire Core Strategy) within these zones.

Appendix B: List of settlements, settlement categories and charging zones

Appendix B – List of settlements, settlement categories and charging zones

NB. Read in conjunction with Appendix A – Wiltshire Residential Charging Zone Map

1) Charging Zone 1 (*settlement categories 1, 2 and 3*)

a) Settlement Category 1

Community Area	Parishes
Marlborough	All parishes

b) Settlement Category 2

Community Area	Parishes
Bradford on Avon	All parishes, except Staverton
Chippenham Community Area	All parishes
Malmesbury	All parishes
Mere	All parishes, except Mere
Pewsey	All parishes
Royal Wooton Bassett & Cricklade	All parishes
Salisbury	All parishes
Southern Wiltshire	All parishes, except Downton
Tisbury	All parishes, except Tisbury
Westbury	All parishes, except Westbury and Dilton Marsh
Wilton	All parishes

c) Settlement Category 3

Community Area	Parishes
Amesbury	All parishes
Corsham	All parishes
Devizes	All parishes
Southern Wiltshire	The parish of Downton only

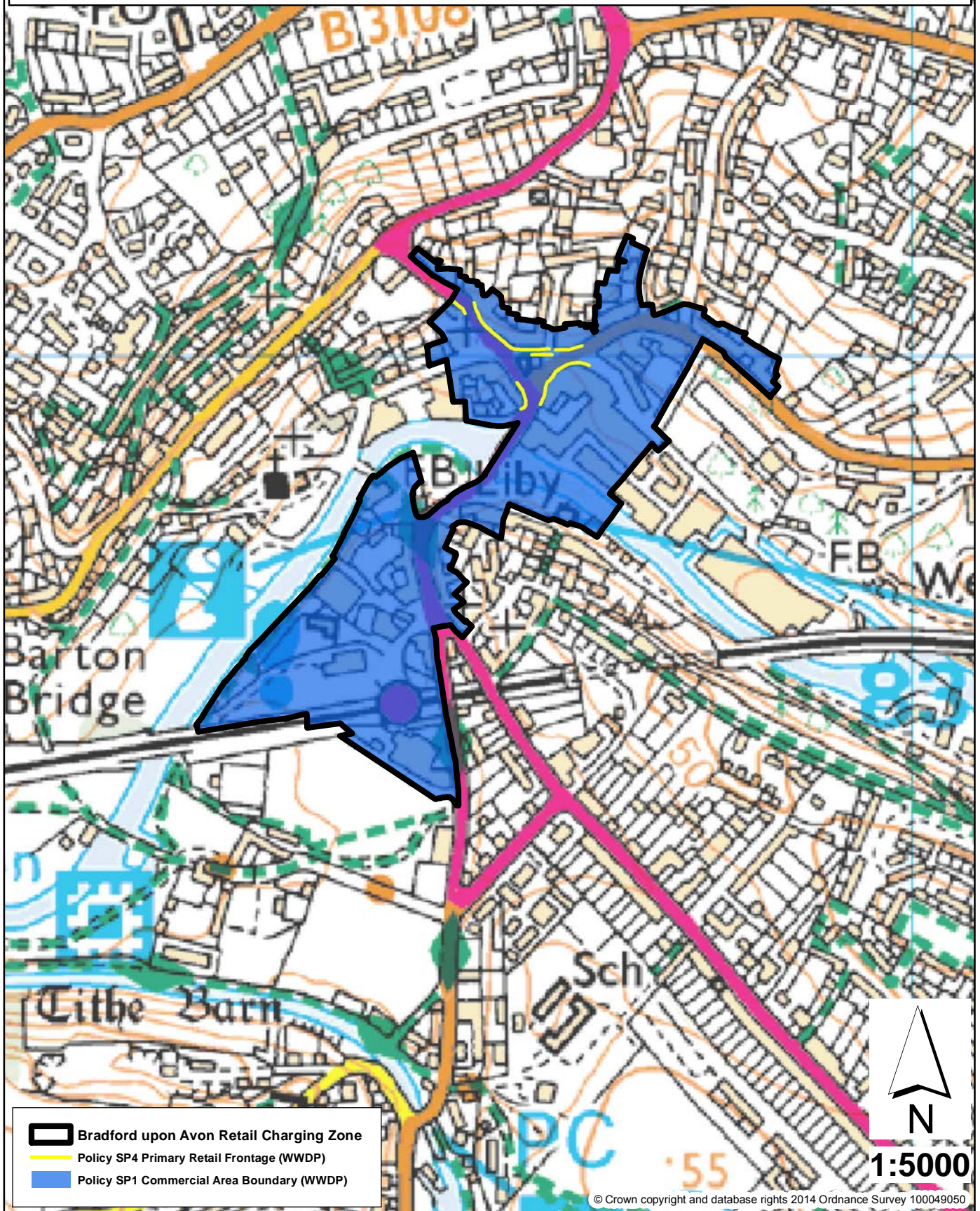
2) Charging Zone 2 (*settlement category 4*)

Community Area	Parishes
Bradford on Avon	The parish of Staverton only
Calne	All parishes
Melksham	All parishes
Mere	The parish of Mere only
Tidworth	All parishes
Tisbury	The parish of Tisbury only
Trowbridge	All parishes
Warminster	All parishes
Westbury	The parishes of Westbury and Dilton Marsh only

Appendix C1 – Bradford upon Avon Retail Charging Zone

Appendix C1

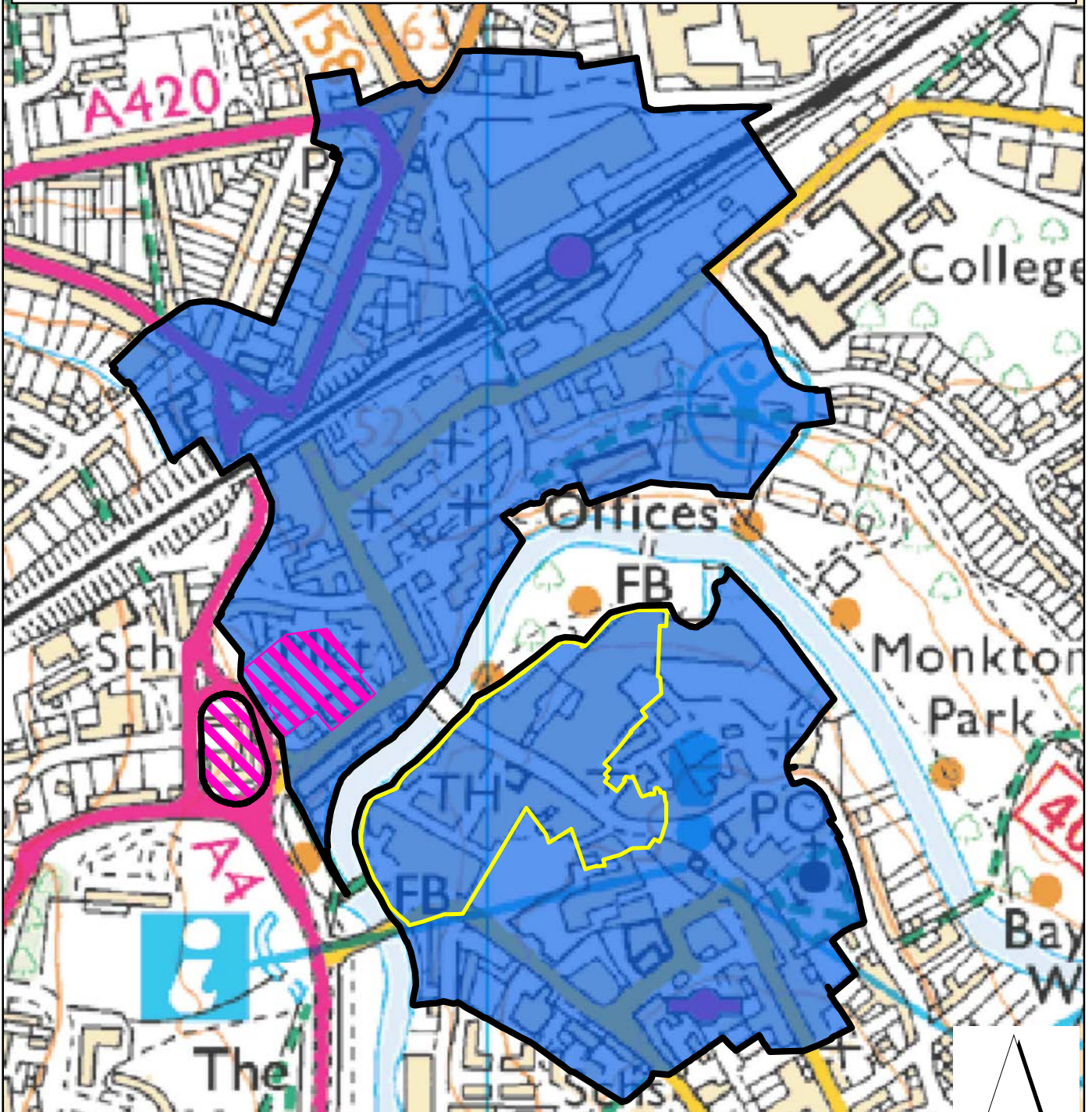
Bradford on Avon Retail Charging Zone







The retail charging zone boundary for Bradford upon Avon is currently drawn from the West Wiltshire District Plan – First Alteration and constitutes the “commercial area” (Saved Policy SP1). Saved policies will be reviewed through the partial review of the Core Strategy. If any amendments are made through the Core Strategy review process, then an early review of CIL may be required to update retail charging zone boundaries.

Appendix C2 – Chippenham Retail Charging Zone

Appendix C2 Chippenham Retail Charging Zone



-  Chippenham Retail Charging Zone
-  Core Policy 9 Retail Allocation of Chippenham Central Area (WCS)
-  Policy R1 Primary Retail Frontage (NWLP)
-  Policy R2 Secondary Retail Frontage (NWLP)

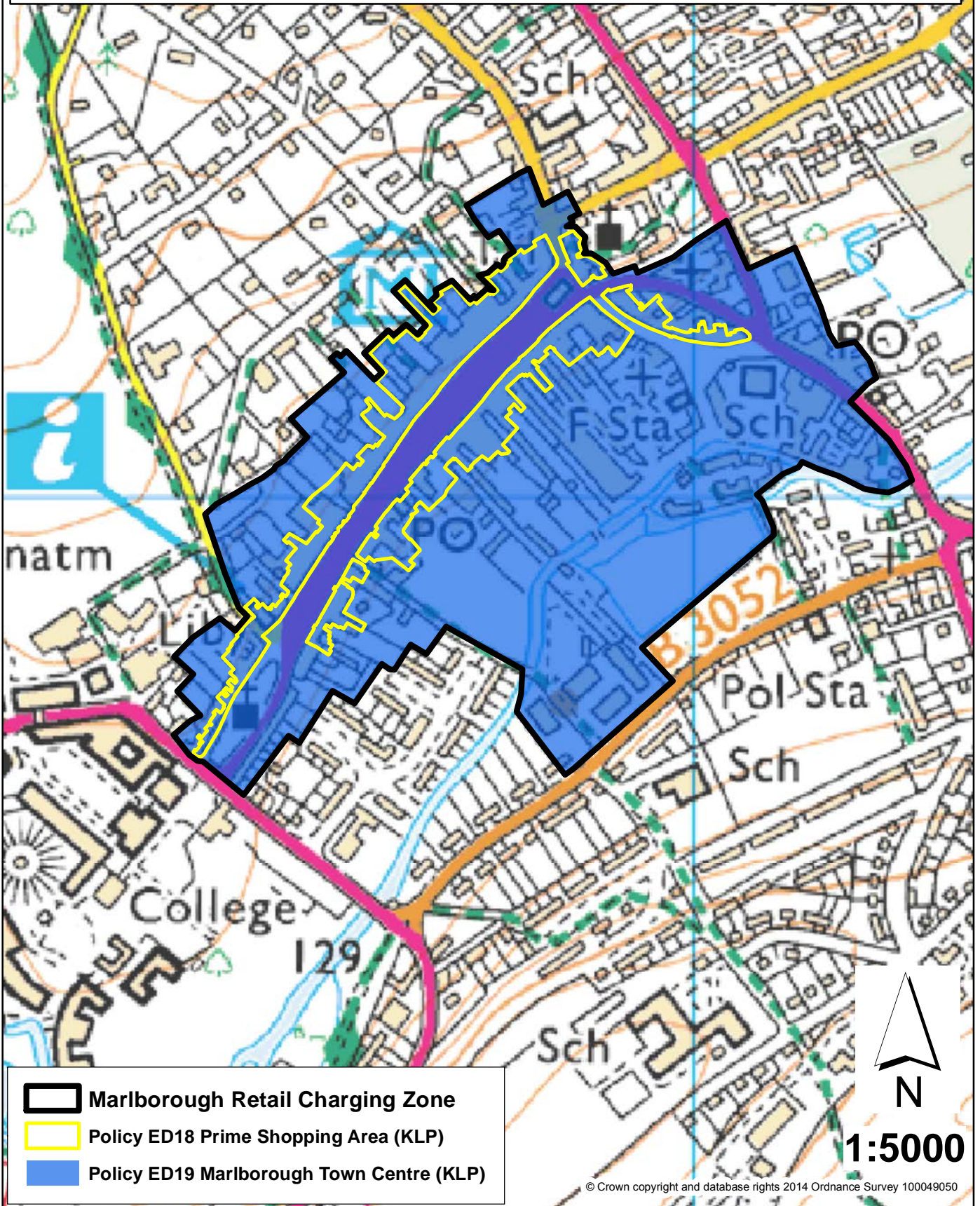


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The retail charging zone boundary for Chippenham is currently drawn from the North Wiltshire Local Plan and constitutes the “secondary retail frontage area” (Saved policy R2). Core Policy 9 of the Wiltshire Core Strategy contains a retail allocation within the Central Area of Opportunity. Saved policies will be reviewed through the partial review of the Core Strategy. If any amendments are made through the Core Strategy review process, then an early review of CIL may be required to update retail charging zone boundaries.

Appendix C3 – Marlborough Retail Charging Zone

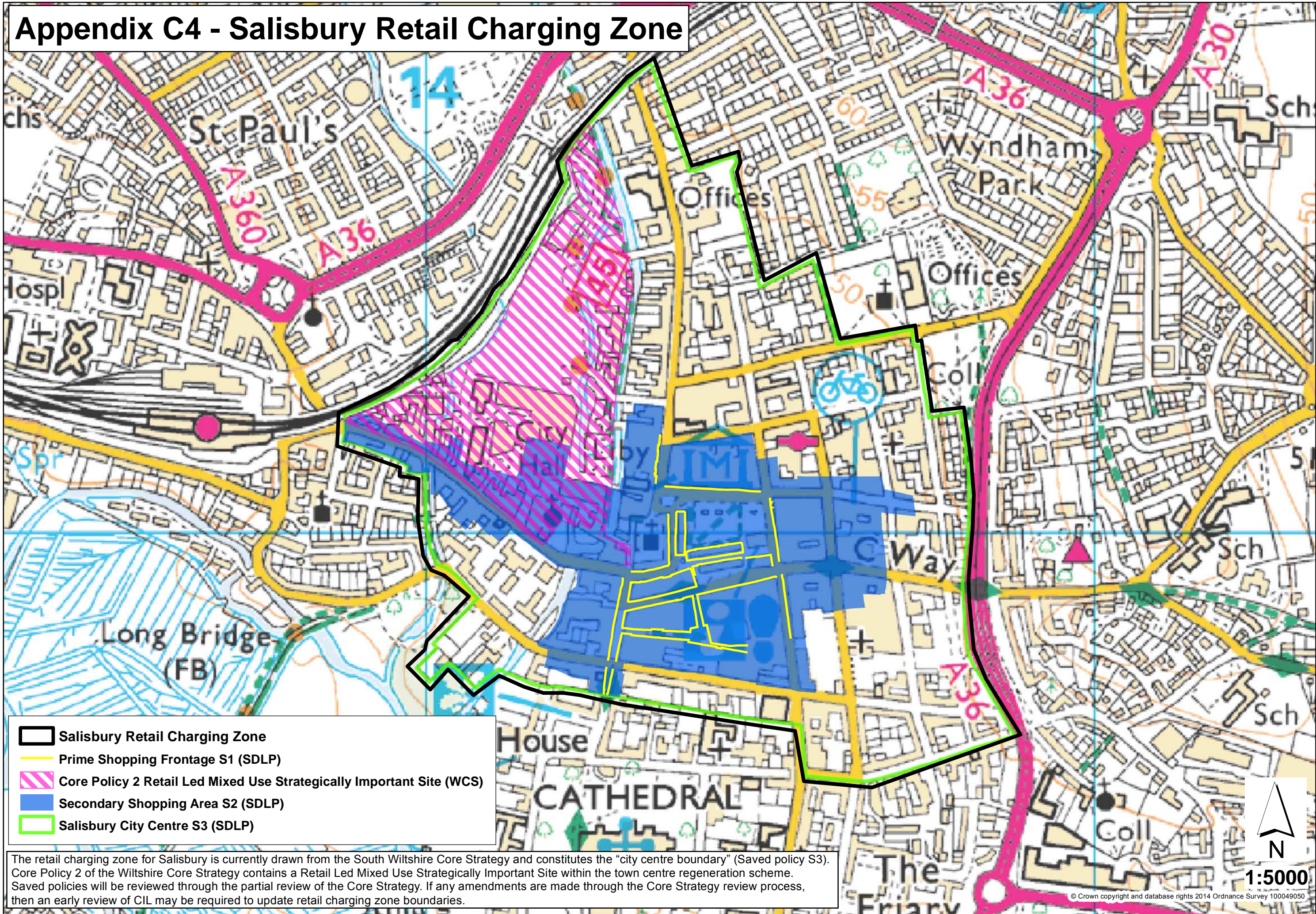
Appendix C3 Marlborough Retail Charging Zone








The retail charging zone for Marlborough is currently drawn from the Kennet Local Plan and constitutes the “town centre” (Saved policy ED19). Saved policies will be reviewed through the partial review of the Core Strategy. If any amendments are made through the Core Strategy review process, then an early review of CIL may be required to update retail charging zone boundaries.


Appendix C4 – Salisbury Retail Charging Zone

Appendix C4 - Salisbury Retail Charging Zone



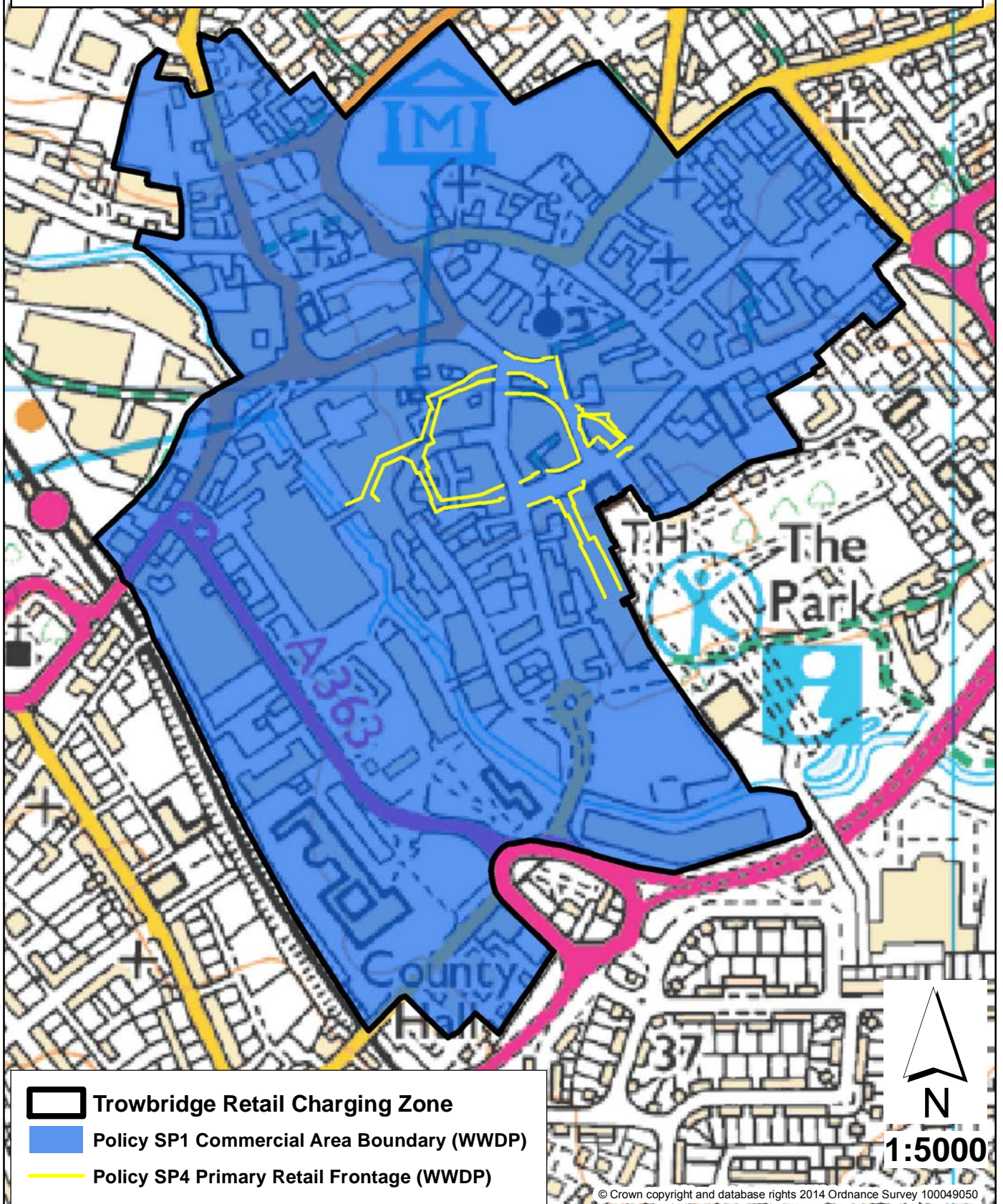
-  Salisbury Retail Charging Zone
-  Prime Shopping Frontage S1 (SDLP)
-  Core Policy 2 Retail Led Mixed Use Strategically Important Site (WCS)
-  Secondary Shopping Area S2 (SDLP)
-  Salisbury City Centre S3 (SDLP)

The retail charging zone for Salisbury is currently drawn from the South Wiltshire Core Strategy and constitutes the "city centre boundary" (Saved policy S3). Core Policy 2 of the Wiltshire Core Strategy contains a Retail Led Mixed Use Strategically Important Site within the town centre regeneration scheme. Saved policies will be reviewed through the partial review of the Core Strategy. If any amendments are made through the Core Strategy review process, then an early review of CIL may be required to update retail charging zone boundaries.


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Appendix C5 – Trowbridge Retail Charging Zone

Appendix C5 Trowbridge Retail Charging Zone



The retail charging zone for Trowbridge is currently drawn from the West Wiltshire District Plan – First Alteration and constitutes the “commercial area” (Saved Policy SP1). Saved policies will be reviewed through the partial review of the Core Strategy. If any amendments are made through the Core Strategy review process, then an early review of CIL may be required to update retail charging zone boundaries.

This document was published by Economic, Development and Planning, Wiltshire Council.

For further information please visit the following website:

<http://consult.wiltshire.gov.uk/portal>