

# **Huntingdonshire Community Infrastructure Levy- Charging Schedule 2012**

Council approval: 25<sup>th</sup> April 2012



## 1 Charging Schedule

1.1 This is the Charging Schedule for Huntingdonshire and has been prepared in accordance with:

- Part 11, Planning Act 2008
- Community Infrastructure Levy Regulations 2010
- Community Infrastructure Levy (Amendment) Regulations 2011
- Community Infrastructure Levy Guidance: Charge setting and charging schedule procedures
- Planning Policy Statement 12: Creating strong safe and prosperous communities through Local Spatial Planning

1.2 Huntingdonshire District Council, as the local Planning Authority, is the Charging Authority and will also be the Collecting Authority. This Charging Schedule comes into force on 1st May 2012.

### Liability to Pay CIL

1.3 A chargeable development is one for which planning permission is granted <sup>(1)</sup> and which is liable to pay CIL in accordance with the Regulations.

### The CIL Rate

1.4 The charge detailed below will be levied on most new building developments that people would normally use. It is chargeable in pounds per square metre on the net additional floorspace **if** that floorspace is more than 100m<sup>2</sup>. However, if the development involves the creation of a new dwelling, even if it is less than 100m<sup>2</sup>, it is still liable to pay CIL. In certain circumstances CIL may also be charged where planning permission is granted to change the use of existing floorspace<sup>(2)</sup>.

1.5 Based on the viability work undertaken and the aim to strike an appropriate balance between the desirability for CIL funding of infrastructure and the effects of CIL on the economic viability of the district as a whole, the standard CIL rate across Huntingdonshire, once the charging schedule has been adopted, will be £85 per square metre for all development types unless specifically stated otherwise.

Proposed Charge for development types	CIL rate (per square metre)
All development types unless stated otherwise in this table	£85 (standard rate)
All A Class Uses 500 sq m or less	£40
All A Class Uses >500 sq m	£100
All Class C1 Uses	£60
All Class C2	£45
Health (D1)	£65
Business (B1), General Industrial, Storage & Distribution (B2 and B8), Community Uses <sup>(1)</sup> (within D1 - except Health Uses - and D2) and Agricultural	£0

1. Community uses are ones provided by the public, not-for-profit or charitable sectors

1 Regulation 9 CIL Regulations 2010 (as amended)

2 Corrected in accordance with a notice dated 30 April 2012 issued pursuant to Regulation 26 Community Infrastructure Levy Regulations 2010 (as amended)

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- 1.6** The rate shown shall be updated annually for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors "All In Tender Price Index".
- 1.7** Site specific contributions may also be required through a Section 106 agreement or as part of the conditions attributed to a planning consent. Details on this can be found in the Developer Contributions SPD, which, following a statutory consultation process at the same time as the Preliminary Draft Charging Schedule, was adopted in December 2011.

### **CIL Geographical Zone**

- 1.8** The proposed levy rates will apply uniformly to all land uses across the whole geographic extent of the district of Huntingdonshire.

### **Calculating the Chargeable Amount**

- 1.9** The chargeable amount to be paid by a development will be calculated in accordance with the formula set out in Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended from time to time.