

Community Infrastructure Levy Charging Schedule



The Charging Authority

The Charging Authority is Chichester District Council.

Date of Approval

This Charging Schedule was approved by the Council on 26 January 2016.

Date of Effect

This Charging Schedule will come into effect on 1 February 2016.

CIL Rates

The rate at which CIL is charged shall be:

Use of Development	Levy (£per square metre)
*Residential - South of the National Park	£120
*Residential - North of the National Park	£200
Retail (wholly or mainly convenience)	£125
Retail (wholly of mainly comparison)	£20
Purpose Built Student Housing	£30
Standard Charge (applies to all development not separately defined)	£0

*This charge applies to the creation of one or more dwellings, and residential extensions or annexes which are 100 square metres or more gross internal area which are not for the benefit of the owner/occupier. See further guidance provided at <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/relief/self-build-exemption/>

This charge does not apply to residential institutions (C2)

Note: The CIL rates will be index linked from the base year to the date when permission is granted using the 'All-in Tender Price Index' published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

The Charging Zones

The Charging Zones are shown on the map in Annex 1 of this schedule.

Calculating the Chargeable Amount

The Council will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Regulations 2010 (as amended).

Exceptional Circumstances

At this stage Chichester District Council does not intend to adopt an Exceptional Circumstances policy. However, it should be noted that exceptional circumstances

relief can be activated and deactivated at any time and a notice of intention will be published by the Council if it decides to adopt such a policy.

CIL Payment by Instalments

The Council permits payment of CIL by instalments. The 'instalment policy' containing details of the number of instalments permitted, the timing and dates of payment, the amount payable in any instalment and a minimum monetary threshold is published with this adopted Charging Schedule.

CIL Payments in Kind Policy

There may be circumstances where it will be more desirable for the charging authority to receive land or provision of infrastructure (on or off-site) instead of monies. The regulations provide for charging authorities to accept transfers of land or provision of infrastructure as a payment in kind for the whole or part of the levy. This will be subject to negotiation with the Council and the value of land acquired as 'payment in kind' will be determined by the District Valuer (at the cost of the developer)

Payments in kind will normally only be considered for land or provision of infrastructure in excess of that needed to deliver the infrastructure required by the development (as identified in the Regulation 123 list). Where land is required within a development to provide built infrastructure to support that development it will be expected that land transfer will be at no cost to the Council and will not be accepted as a CIL payment in kind.

Transfers of land or provision of infrastructure as payment in kind in lieu of CIL will only take place in exceptional circumstance and is in addition to any transfer of land which may be required via section 106 agreements.

Statutory Compliance

This CIL Charging Schedule has been published in accordance with the Community Infrastructure Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

ANNEX 1

