

6 The Charging Schedule

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6.1 Having had regard to all the evidence produced to support the preparation of the Draft Charging Schedule, as summarised above, the Council's proposed charging rates are as follows:

Table 6.1

Development Type	Site Size	Zone	Rate of CIL
Residential* [1]			
	N/A	Zone 1	£0/m ²
	Sites of 10 and fewer units	Zone 2 and 3	£150/m ²
	Sites of 10 and fewer units	Zone 4 and 5	£100/m ²
	Sites of 11 and more units	Zone 2	£70/m ²
	Sites of 11 and more units	Zone 3 and 5	£100/m ²
	Sites of 11 and more units	Zone 4	£0/m ²
Flats*			
	N/A	Zone 2 and 3	£100/m ²
	N/A	Zone 4 and 5	£0/m ²
Older People's Housing Sheltered Housing and Extracare housing* [2]			
	N/A	Zone 2 and 3	£70/m ²
	N/A	Zone 4 and 5	£0/m ²
Retail			
Town Centre Shops	N/A	N/A	£0/m ²
Supermarkets and Retail Warehouse [3]	N/A	N/A	£110/m ²
All other development	N/A	N/A	£0/m ²

NOTES

6.2 * These charges apply to the creation of one or more dwellings. The charges also apply to residential extensions or annexes which are 100 square metres or more gross internal area. Where the residential extension or annexe is for the benefit of the owner/occupier, exemptions may apply.

6.3 The Charging Zones are mapped on the plan in Appendix 1 - Charging Zones Map.

6.4 [1] The definition of residential development type does not include residential institutions, including purpose built student accommodation. Neither does it include development which is covered by a condition that limits it to holiday use only. Where this condition is not applied to static caravans or holiday rental units, these should be considered to be in residential use, or have the potential to be used for residential use provided that the static caravan is, on the facts, properly regarded as a structure or building in conventional planning terms.

6.5 [2] Older People's Housing is discussed in the LPVU, 2017. Paragraphs 4.67 - 4.70 of the report provides descriptions of the types of accommodation that this includes: "Sheltered or retirement housing is self-contained housing, normally developed as flats and other relatively small units. Where these schemes are brought forward by the private sector there are normally warden services and occasionally non-care support services (laundry, cleaning etc.). Extracare housing is sometimes referred to as very sheltered housing or housing with care...". This development type does not include residential institutions such as care homes.

6.6 Since this definition was written, the Planning Practice Guidance (PPG) - Housing for older and disabled people, was introduced on 26 June 2019. This included some new terms to describe specialist housing for older people. The summary below clarifies how the PPG terms relate to those in the LPVU, 2017:

6.7 Age-restricted general market housing:

6.8 This is between unrestricted housing and the definition of sheltered housing used in the viability evidence. Housing that falls within this definition will be taken to be Sheltered Housing for the purpose of CIL.

6.9 Retirement living or sheltered housing:

6.10 This is similar to the definition of Sheltered Housing used in the viability evidence. Housing that falls within this definition will be taken to be Sheltered Housing for the purpose of CIL.

6.11 Extra care housing or housing-with-care:

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6.12 This is similar to the definition of Extracare Housing used in the viability evidence. Housing that falls within this definition will be taken to be Extracare Housing for the purpose of CIL.

6.13 Residential care homes and nursing homes:

6.14 Are not housing (rather being institutional accommodation). Development that falls within this definition will be taken to be All Other Development (so subject to the zero rate) for the purpose of CIL.

6.15 [3] Supermarket should be defined as 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. The majority of custom at supermarkets arrives by car, using the large adjacent car parks provided. (see paragraph 7.11 of CILVU, 2018). Retail warehouse should be defined as large stores specialising in the sale of comparison goods (such as carpets, furniture, and electrical goods) DIY items and other ranges of goods catering mainly for car borne customers. (see paragraph 7.11 of CILVU, 2018).

6.16 These rates have been prepared with a viability buffer of 50% over and above the viability threshold.

6.17 The rates have also been calculated as a proportion of land value (less than 25%) and as a proportion of Gross Development Value (less than 5%).