



**SOUTH RIBBLE BOROUGH COUNCIL  
COMMUNITY INFRASTRUCTURE LEVY  
CHARGING SCHEDULE**

## THE CHARGING SCHEDULE

### The Charging Authority

The Charging Authority is South Ribble Borough Council

### Date of approval by Charging Authority

This Charging Schedule was approved by South Ribble Borough Council on 24<sup>th</sup> July 2013 and it has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

### Date of Schedule Taking Effect

The Charging Schedule will come into effect on 1st September 2013

### The CIL Rates

The CIL rates to be charged are as follows:

Development	CIL Charge
Dwelling houses (excluding apartments)	£ 65 Sq. m
Apartments	£ 0 Sq. m
Convenience retail (excluding neighbourhood convenience stores)	£ 160 Sq. m
Retail warehouse, retail parks, and neighbourhood convenience stores	£ 40 Sq. m
Community uses	£ 0 Sq. m
All other uses	£ 0 Sq. m

The various uses are defined in Appendix One.

## Calculation of the CIL Charge

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 Levy Regulations 2010, (as amended).

CIL will be charged on the total net additional floorspace created (measured as a gross internal area). The formula to calculate the charge is set out below.

Chargeable amount =

CIL charge rate x net chargeable floor area x BCIS Index figure for the year in which permission was granted

BCIS Index Figure

In the above calculation the BCIS Index figure on the top line is at the date of planning permission and on the bottom line at the date of the charging schedule.

The net chargeable floor area equates to the gross internal floor area of the chargeable development minus the gross internal floor area of any existing buildings that qualify for exemption on the site.

The above CIL Rates shall be tied to the Royal Institute of Chartered Surveyors, “All in Tender Price Index”; the rate charged will therefore alter depending on the year the planning permission for the chargeable development is first granted.

## Appendix One

### Use Definitions

**Dwelling house** - is a house used for a dwelling place. The CIL charge will apply to the same definition as the Town and Country Planning (Use Classes Order) 1987, Class C3 a, b and c

**Apartments**- due to a difference in viability, apartments are excluded from the dwellinghouse category and are described as dwellings with shared access, and communal areas, on more than one floor, and are excluded from the dwelling house use charge and will be charged the same as the “All other uses”, CIL category

**Convenience Retail Stores**- are shopping destinations in their own right, where weekly food shopping needs can be met and which can also include non-food floorspace as part of the overall mix within the store

**Neighbourhood Convenience Stores**- are stores where ‘top up’ food shopping needs can be met. These stores are not subject to restricted opening hours under the Sunday Trading Act (and so by virtue of this they will have an internal trading floor area of 280 Sqm or less)

**Retail Warehouse and Retail Parks**- are stores selling, comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods. These stores are of a single storey format, often with flexibility to include an internal mezzanine floor, and usually have dedicated free car parking to serve the unit or cluster of units in the case of a retail park. To avoid any confusion with convenience retail stores, a store will be considered to be a retail warehouse if 50% or more of the net trading floor area is dedicated to comparison goods.

**Community Uses**- for the purpose of CIL adopt a modified version of those uses included in the Town and Country Planning (Use Classes Order) 1987, relating to non- residential institutions (D1), assembly and leisure uses (D2) and residential institutions (C2) and assembly and leisure uses. This use charge category relates to those buildings included in these categories and provided by the public sector, not for profit and charitable sectors, and is extended to include infrastructure provided by the emergency services.