

Rotherham Community Infrastructure Levy

Submission Draft Charging Schedule



Submitted February 2016

Rotherham Metropolitan Borough Council
Community Infrastructure Levy (CIL)
Submission Draft Charging Schedule : February 2016

Statement of Statutory Compliance

1. Rotherham Borough Council is a Charging Authority for the Community Infrastructure Levy (CIL) and has produced a Draft Charging Schedule that has been approved and published in accordance with Part 11 of the Planning Act 2008 (as amended) and the CIL Regulations 2010 (as amended).
2. In setting the levy rates, in accordance with CIL Regulation 14, the Council has struck an appropriate balance between:
 - the desirability of funding from CIL (in whole or in part) the actual and estimated total cost of infrastructure required to support the development of the Borough, 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 the Borough.
3. The Charging Schedule was approved by Rotherham Borough Council on [date to be inserted following Examination and Full Council approval].
4. This Charging Schedule will come into effect on [date to be inserted following Examination and Full Council approval].

**ROTHERHAM METROPOLITAN BOROUGH COUNCIL
DRAFT CHARGING SCHEDULE**

Proposed CIL Rates

5. The Council is proposing to charge the following levels of Community Infrastructure Levy, expressed as pounds sterling (£) per square metre on the gross internal floorspace of net additional liable development. For residential uses the CIL charge rates vary by the zones shown on Maps 1 and 2; for all other uses the amounts apply Borough-wide).

Type of Development	Charge Area (see Maps 1 and 2)	CIL Charge Rate £/m ²)
Residential Zone 1 High	Broom, Moorgate, Whiston, Wickersley, Bramley & Ravenfield	£55
Residential Zone 2 Medium	Rural North West, the Dearne and South Rotherham	£30
Residential Zone 3 Low	Rest of Rotherham Urban Area (part)	£15
Residential Zone 4	Bassingthorpe Farm Strategic Allocation	£15
Retirement Living ¹	Borough-wide	£20
Supermarket ²	Borough-wide	£60
Retail Warehouse / Retail Park ³	Borough-wide	£30
All Other Uses	Borough-wide	£0

Calculation of the Chargeable Amount of CIL

6. The method of calculation of the amount of CIL to be paid for liable development is set out in Part 5 (Regulation 40) of the Community Infrastructure Levy Regulations 2010 (as amended).
7. In summary (and subject to any changes that have occurred or may occur as result of future amendments to the Regulations) the amount of CIL chargeable will be calculated as follows:

$$\frac{\text{CIL Rate} \times \text{Chargeable Floor Area} \times \text{BCIS}^4 \text{ Tender Price Index (at Date of Planning Permission)}}{\text{BCIS Tender Price Index (at Date of Charging Schedule)}}$$

8. This summary does not take account of every aspects of the CIL Regulations which should be read in conjunction with this document. The CIL regulations are available to view on the Planning Policy pages of the Council's website (<http://www.rotherham.gov.uk/localplan>).

¹ Defined as residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category.

² Defined as a shop which is a shopping destination in its own right, where weekly and daily food shopping needs can be met and which can also include non-food floor space as a part of the overall mix of the unit.

³ Defined as stores selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods. These stores will comprise of single storey format (with flexibility to include an internal mezzanine floor) and will have dedicated free car parking provision to serve the units.

⁴ BCIS (Building Cost Information Service published by RICS at: <http://www.rics.org/uk/knowledge/bcis/>).

Proposed Instalments Policy

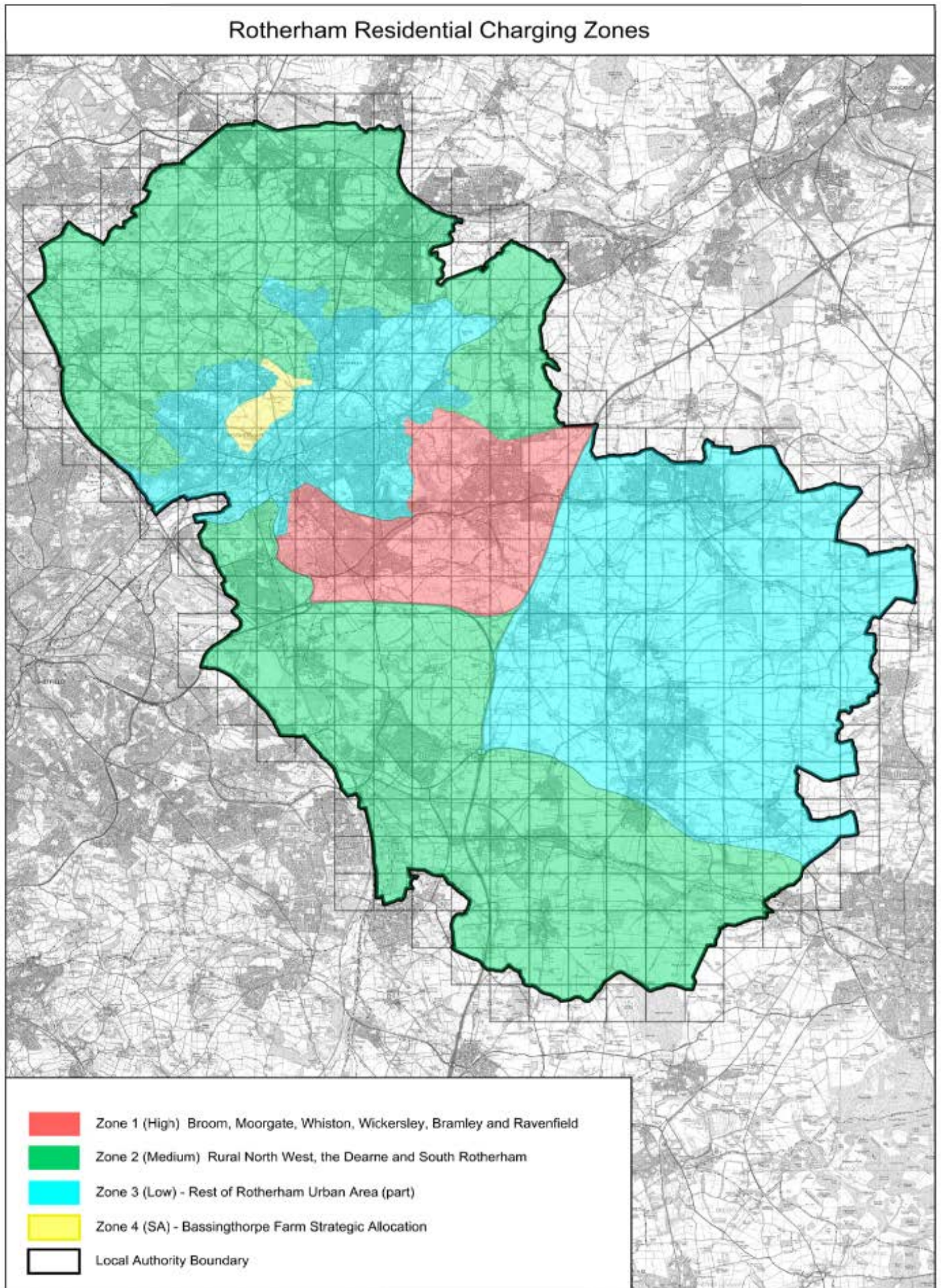
9. In line with Regulation 69B of the CIL Regulations, the Council is proposing to offer payment of CIL in instalments as a matter of course. The proposed policy is:

- The Community Infrastructure Levy will be payable as follows:

Instalment Provisions : Chargeable Amount					
Less than £100,000			Equal to or More than £100,000		
Instalment	Amount Due	Due Date*	Instalment	Amount Due	Due Date*
1 st	50%	180 days	1 st	25%	180 days
2 nd	50%	360 days	2 nd	50%	360 days
			3 rd	25%	450 days

* days after commencement of development - commencement will be taken to be the date advised by the developer in the commencement notice under CIL Regulation 67.

Map 1 Rotherham Residential Charging Zones



Map 2 Residential Charging Zone : Bassingthorpe Farm Strategic Allocation

