



New Forest District Council Local Development Framework

---

Community Infrastructure Levy

Draft Charging Schedule

New Forest District outside the National Park

April 2012

## Draft Charging Schedule

This Schedule has been issued, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Regulations 2010.

<b>The Charging Authority</b>	The Charging Authority is the New Forest District Council
<b>Date of Approval</b>	This Charging Schedule was approved by New Forest District Council on xxxxx
<b>Date of Effect</b>	This Charging Schedule will become effective on xxxxxx

### Scope of CIL

New Forest District Council is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy in respect of development within the New Forest (outside the National Park).

CIL will be applicable on the net additional floorspace of all new development apart from those exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011). Those exempt from the charge are as follows:

- Buildings, or extensions to buildings, with less than 100 square metres gross internal floor space;
- Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Affordable housing;
- Buildings owned by charities used for a charitable purpose.

After producing viability evidence for the CIL, NFDC has identified a number of uses for which CIL will be chargeable.

The amount to be charged for each development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010.

$$\frac{R \times A \times I_P}{I_C}$$

Where:

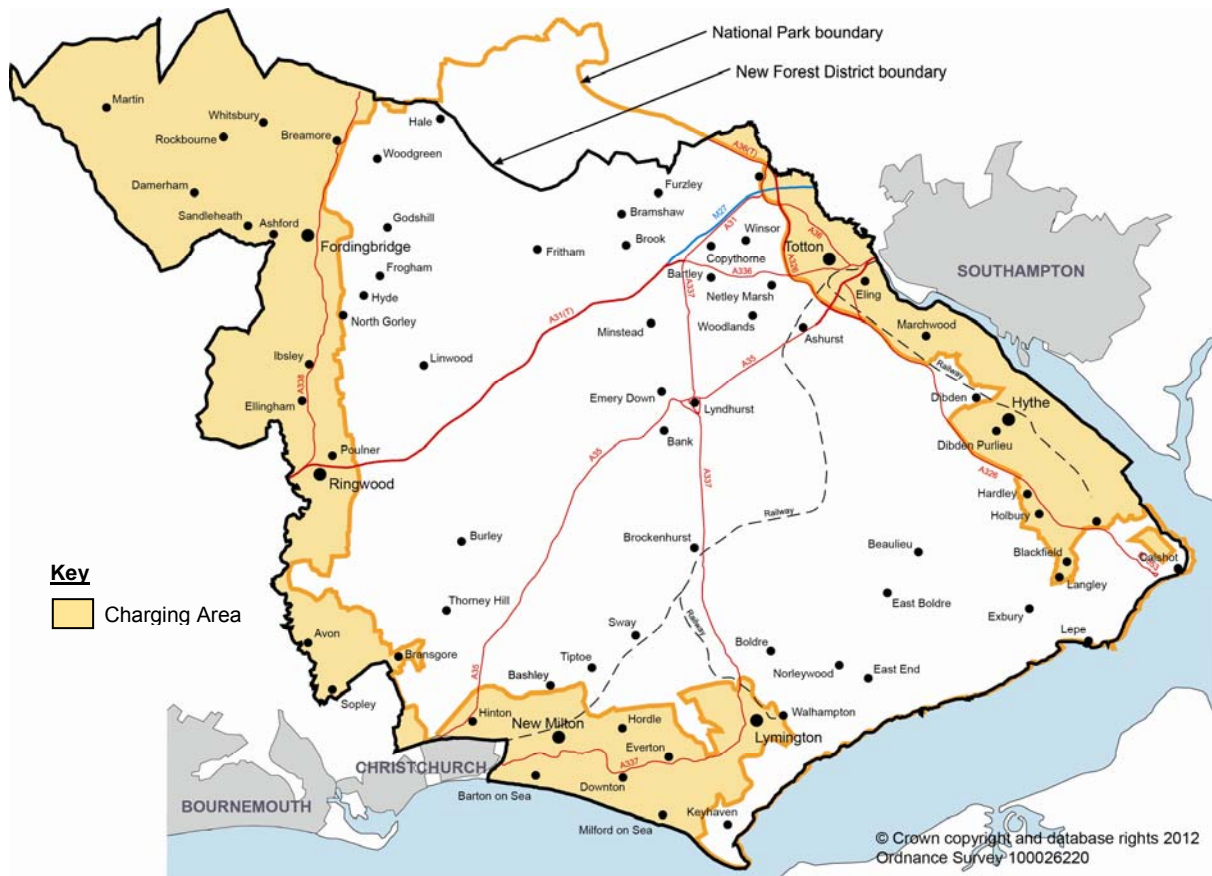
*A = the deemed net area chargeable at rate R;*

*I<sub>P</sub> = the index figure for the year in which planning permission was granted;*  
*and*

*I<sub>C</sub> = the index figure for the year in which the charging schedule containing rate R took effect*

For the purposes of the formulae in paragraph 5 of Regulation 40, the relevant rate (R) is the Rate for each land use shown in the table below.

The Council will charge the Community Infrastructure Levy at the following rates (expressed as pounds per square metre):



	CIL Charge per sqm
Dwelling Houses (C3):	<b>£80</b>
Large A1, (≥1000sqm)	<b>£200</b>
Small A1, (< 1000sqm)	<b>£0</b>
Industry and offices (B1, B2 and B8):	<b>£0</b>
Hotels (C1):	<b>£0</b>
Residential Institutions (C2):	<b>£0</b>
Any Other uses	<b>£0</b>

Table 1 Council CIL charge

*This Charging Schedule should be read alongside the Council's Community Infrastructure Levy Draft Charging Schedule Context and Rationale Document April 2012. This is available to view on the Council's website.*

*Please contact the Council's Policy and Plans Team on 023 8028 5345 for further information.*