



DAVENTRY DISTRICT COUNCIL

**Davenport District Council Community Infrastructure Levy
Charging Schedule - Approved**

31st July 2015

1. Introduction

- 1.1 The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and came into force in April 2010. CIL is essentially a pre-set charge that can be applied to all new developments that create new floorspace over a minimum size. The CIL charge is then spent on infrastructure (such as roads, schools, green spaces and community facilities) that is required to support the delivery of new development.
- 1.2 CIL takes the form of a charge per square metre of additional floorspace (new build or extensions) and can be charged on most new developments. There are exemptions for charitable organisations and affordable housing. Developments under 100m² of net additional floorspace, unless it is a new dwelling, are not required to pay CIL.
- 1.3 From April 2015, the ability to pool planning obligations through legal agreements under Section 106 (of the Town and Country Planning Act 1990 (as amended)), became restricted. This means that it has become difficult to deliver larger scale items of infrastructure such as schools and transport schemes where pooling of many individual planning contributions is often necessary. Section 106 will continue to be used to deliver some infrastructure, but this will largely be restricted to site-specific mitigation and for providing affordable housing.

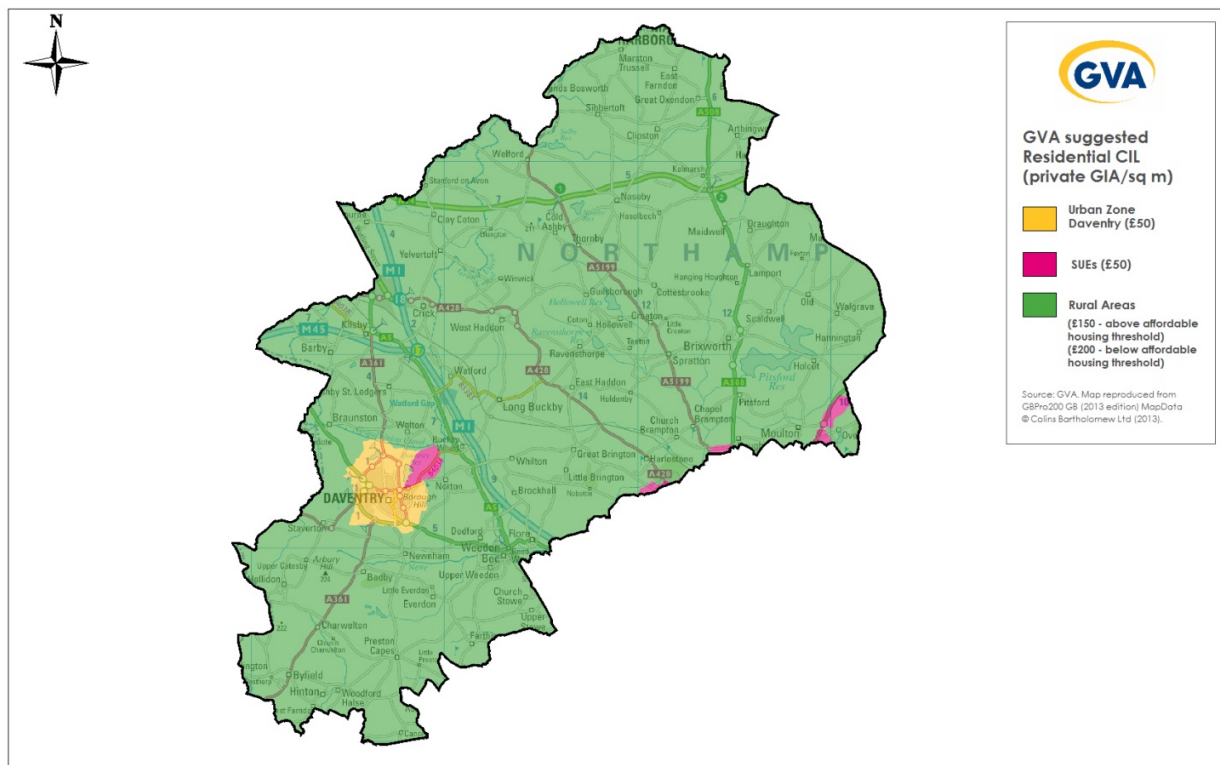
2. The Approved Charging Schedule

2.1 Below are the Community Infrastructure Levy Schedule charging rates approved by Daventry District Council. They take effect from 1st September 2015.

Daventry District Council Charging Schedule

Development type	Levy per m ²
Residential Urban Zone	£50
Residential Rural Zone, sites at or above the affordable housing threshold	£65
Residential Rural Zone, sites below affordable housing threshold	£200
Retail (excluding central zone)	£100
All other uses	£0

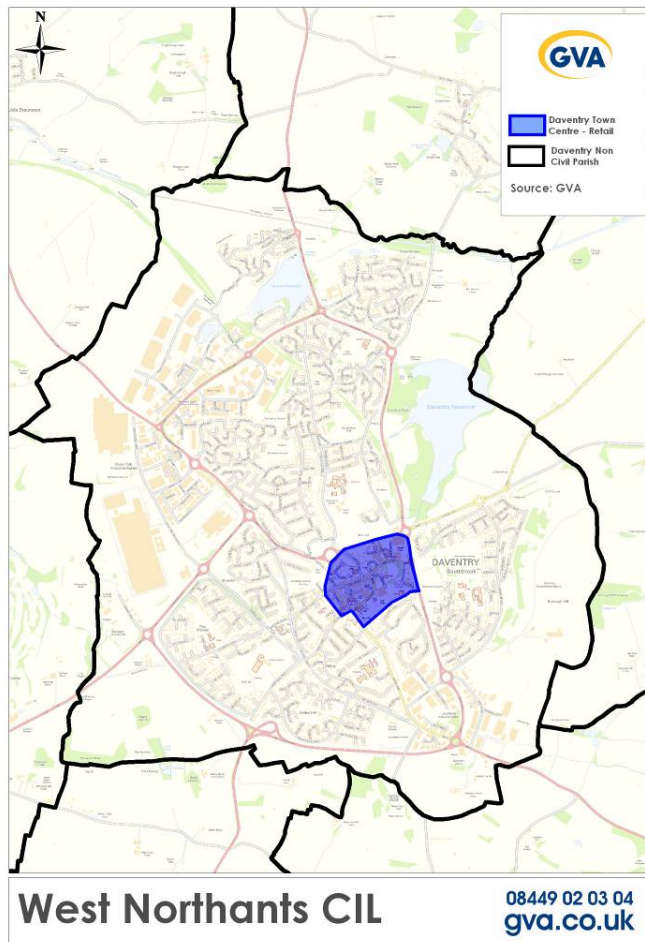
Residential charging zones



CIL - Daventry

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Central Zone (nil retail charging)



- 2.2 The rates will be charged against the Gross Internal Floor (GIA) area of all new dwellings (within use class C3) and development exceeding 100m².
- 2.3 The Regulations provide for certain exemptions including where redevelopment is involved, changes of use where no new floorspace is involved and self-build. The way in which these operate will be set out in the latest version of the CIL Regulations.
- 2.4 Daventry District Council will calculate the amount of CIL payable (the chargeable amount) in respect of a chargeable development in accordance with the formulae set out at Regulation 40 of the Community Infrastructure Regulations 2010, (as amended). The charging rates proposed will be indexed to account for inflation using a nationally recognised index. Full details of the way in which CIL will be calculated, together with

an overview of CIL and the full Regulations can be found on the Government website:
www.gov.uk

- 2.5 Once planning permission is granted, CIL Regulations encourage any party (such as a developer submitting a planning application, or a landowner), to take liability to pay the CIL charge. CIL liability runs with the land, therefore if no party assumes liability to pay before development commences the landowner will be liable to pay the levy.
- 2.6 In accordance with the Regulations, where applicable the Council will issue a Liability Notice that states the chargeable amount on grant of planning permission or as soon as possible after the grant of planning permission.

3. Indexing

- 3.1 CIL will be introduced with effect from 1st September 2015. The charging rates are subject to indexing using the BCIS all in tender prices index. This will be applied on each anniversary of the introduction of CIL. This will be published on the Council's website.

Note (not formally part of the Charging Schedule)

Indexation of CIL charges applies from 1st January each year. The third sentence of paragraph 3.1 is therefore wrong and should be disregarded. The figure of BCIS for the previous November published on each 1st January will be applied in relation to CIL liability for the whole of that year, even if the figure is an estimate or it is subsequently changed.

March 2016