



South Northamptonshire Council

South Northamptonshire Council Community Infrastructure Levy Draft Charging Schedule - Consultation



West Northamptonshire
Joint Planning Unit

June 2014

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 100 sq m of net additional floorspace, unless it is a new dwelling, are not required to pay CIL.
- 1.3 From April 2014, the ability to pool planning obligations through legal agreements under Section 106 (of the Town and Country Planning Act 1990 (as amended)), will be restricted. This means that it will 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 be restricted to site-specific mitigation and for providing affordable housing.
- 1.4 This consultation conforms with Regulation 16(1) of the CIL Regulations 2010 (as amended). Further information is available from the CIL background paper available via the following link:
<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737520>.
- 1.5 This consultation is being co-ordinated by the West Northamptonshire Joint Planning Unit on behalf of Daventry District Council, Northampton Borough Council and South Northamptonshire Council.

2. How to Comment on this Document

2.1 South Northamptonshire Council is seeking comments on the Draft Charging Schedule for 6 weeks from 26 June 2014 to 07 August 2014. You may comment on this document by-

- filling in the on-line response form by connecting to the Consultation Portal via the JPU website at www.westnorthamptonshirejpu.org and via the South Northamptonshire Council website at www.southnorthants.gov.uk
- send a completed form (downloadable from the above websites) via email to westnorthantsjpu@northampton.gov.uk or by post to

**West Northamptonshire Joint Planning Unit,
The Guildhall
St Giles Square
Northampton NN1 1DE**

2.2 All responses must be received by the West Northamptonshire Joint Planning Unit **by 5pm on 07 August 2014.**

2.3 Paper copies of the forms are also available from the Joint Planning Unit (tel: 01604 837837), South Northamptonshire Council, at Springfields, Towcester, NN12 6AE, Daventry Council Offices at Lodge Road, Daventry, NN11 4FP and Northampton Borough Council Offices at The Guildhall, St Giles Square, Northampton NN1 1DE normal offices opening times).

2.4 The following supporting documents are also available to view and download from the CIL Consultation Portal or can be purchased in hard copy by contacting the JPU on 01604 837837:

- Draft R123 List
- Draft Instalment Policy
- CIL Economic Viability Assessment
- CIL Background Paper
- Statement of Consultation

- 2.5 Please note that comments cannot be treated as confidential. They will be made available as public documents. The information collected will be processed in accordance with the Data Protection Act 1998. Please note that we are required to make all representations available for public inspection. This will include publication of your name, but not your address, contact details or equalities information. Written comments will be entered on our online consultation system.

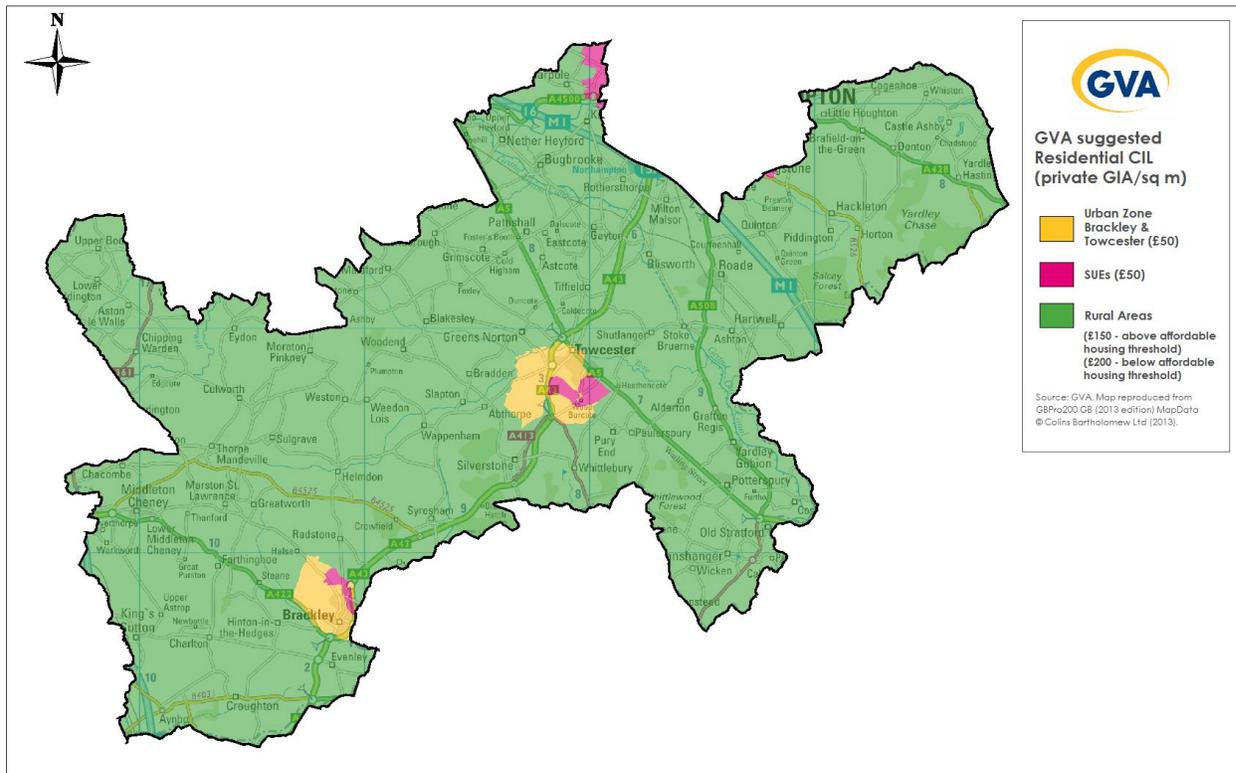
3. The Draft Charging Schedule

3.1 Below are the Community Infrastructure Schedule Levy charging rates proposed by South Northamptonshire Council.

South Northamptonshire Council Preliminary Draft Charging Schedule

Development type	Levy per sqm
Residential Urban Zone	£50
Residential Rural Zone	£150
Residential Rural Zone (sites below affordable housing threshold)	£200
Retail	£100
All other uses	£0

Residential charging zones



- 3.2 The rates will be charged against the Gross Internal Floor (GIA) area of all new dwellings (within use class C3) and development exceeding 100 sqm.
- 3.3 In certain circumstances where a development includes the demolition of an existing building the GIA to be demolished can be deducted from the proposed floor space and CIL is then only charged on the overall increase in floor space. Deductions in respect of demolition will only apply where the building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted. Where there is insufficient information or information of insufficient quality on GIA on demolition South Northamptonshire Council as the charging authority will deem the GIA to be zero.
- 3.4 For changes of use where there is no new floor space created CIL will not be chargeable provided the development has been in continuous lawful use for the previous six months.
- 3.5 South Northamptonshire 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
- 3.6 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.
- 3.7 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.