

Winchester City Council

**COMMUNITY INFRASTRUCTURE LEVY
CHARGING SCHEDULE**

**Adopted January 2014
(to be brought into effect April 2014)**



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Introduction

The Winchester City Council Community Infrastructure Levy (CIL) Charging Schedule was approved by the Council on 8 January 2014. The Charging Schedule takes effect from 7 April 2014.

Winchester City Council (WCC) is the ‘charging authority’¹ for that part of the District for which it is the local planning authority. Its Charging Schedule therefore excludes the area of the South Downs National Park².

As a charging authority, WCC can collect and spend CIL which is charged in pounds sterling (£) per square metre at differential rates according to the type of development and by location.

The calculation of the chargeable amount of CIL to be paid for a development proposal is set out in Regulation 40 of the CIL Regulations (as amended). The calculation uses the Building Cost Information Service national All-in Tender Price Index of the Royal Institution of Chartered Surveyors. In the event that the All-in Tender Price Index ceases to be published, the index used will be the Retail Prices Index. The index figure used for a given year is the figure for 1st November of the preceding year.

For further information on CIL in Winchester District, please visit our website www.winchester.gov.uk/planning/CIL.

Charging Rates

Type of Development	Charge per square metre		
	Zone 1	Zone 2	Zone 3
Residential	£0	£120	£80
Hotel	£0	£70	£70
Retail all categories within the town centre	n/a	£120	n/a
Retail convenience stores, supermarkets and retail warehouses	£0	£120	£120
Retail all other retail development	£0	£0	£0
All Other Uses	£0	£0	£0

¹ Defined in Section 206 of the Planning Act 2008

² The South Downs National Park Authority is the local planning authority for the area of the National Park and will make all the decisions about CIL in the part of Winchester District for which it is the local planning authority: <http://www.southdowns.gov.uk/planning/planning-policy/community-infrastructure-levy>

Charging Zones

The charging zones are defined geographically on Plans 1-4 and are described as follows:

Zone 1: Strategic Allocations and South Hampshire Urban Areas

The boundaries are as shown on the Core Strategy Proposals Map (shown in more detail in Plan 2).

Zone 2: Winchester Town

The boundary reflects the settlement boundary of Winchester Town as shown on the adopted Policy Map of the Winchester District Development Framework (shown in more detail in Plan 3). The Town Centre Boundary is shown on Plan 4.

Zone 3: Market Towns and Rural Areas

The rest of the District, outside of Zones 1 and 2 and the South Downs National Park, lies within Zone 3.

Definitions

The following definitions of terms used in the above table are for the purpose of interpreting the Charging Schedule and indicating where a CIL charge will apply.

Residential

Defined as all development within the each of the three categories of Use Class C3: Dwelling Houses (Use Classes Order 2010) except:

- Sheltered Housing, Extra Care, or other specialist housing providing care to meet the needs of older people or adults with disabilities; or
- Dwellings where occupancy is restricted by planning condition or obligation to an essential agricultural or forestry worker.

The definition does not include residential use in other categories of development (as defined by the Use Classes Order), including C1 (Hotels), C2 (Residential Institutions), C2A (Secure Residential Institutions), or C4 (Houses in Multiple Occupation).

Town Centre

The area defined on Plan 4.

Hotel

Defined as those developments within the uses set out in Class C1 of the Use Classes Order 2010, that is 'hotels, boarding and guest houses where no significant element of care is provided'.

Retail

Defined as those developments within the uses set out in Class A1 of the Use Classes Order 2010, that is 'shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, drycleaners, funeral directors, internet cafes' with the term 'shops' including *convenience stores*, *supermarkets* and *retail warehouses* as defined below:

Convenience Stores

Defined as stores that:

1. have a gross internal floorspace not exceeding 278 sq. m (3,000 sq. ft);
2. are not subject to restricted opening hours under the Sunday Trading Act; and
3. stock at least seven of the following categories of goods;

Alcohol	Household
Bakery	National lottery
Canned & packaged groceries	Milk
Chilled food	Newspapers & Magazines
Confectionery	Non-food
Frozen food	Sandwiches
Fruit & Vegetables	Savoury snacks
Health & beauty	Soft drinks
Hot food-to-go	Tobacco

Supermarket

Defined as a food based retail store greater than 278 sq. m.

Retail warehouse

Defined as a non-food store that has all of the following characteristics:

- typically (but not necessarily) within a purpose-built single-occupancy building with a large floorspace sub-divided into display & sale, storage and delivery areas, and with the display & sale area usually (but not necessarily) undivided and on one level;
- displays and retails goods, mostly (but not necessarily all) of a bulky nature requiring collection or delivery by motorised vehicle; and
- displays and retails goods within a limited number of specialist sectors such as carpets, furniture, home furnishings, electrical goods, DIY or gardening.

Other Uses

Defined as all other categories of development not falling within the definitions set out above, and including all *sui generis* uses as defined by the Use Classes Order 2010.

Calculation of Charge

CIL is charged on the net additional gross internal floor area of a development. Where buildings are demolished, the total of the demolished floorspace will be off-set against the floorspace of the new buildings, providing the buildings were in lawful use prior to demolition.

In this context, a building is considered to be in lawful use if a part of that building has been in use for a continuous period of at least six months within the period of 3 years³ ending on the day planning permission first permits the chargeable development.

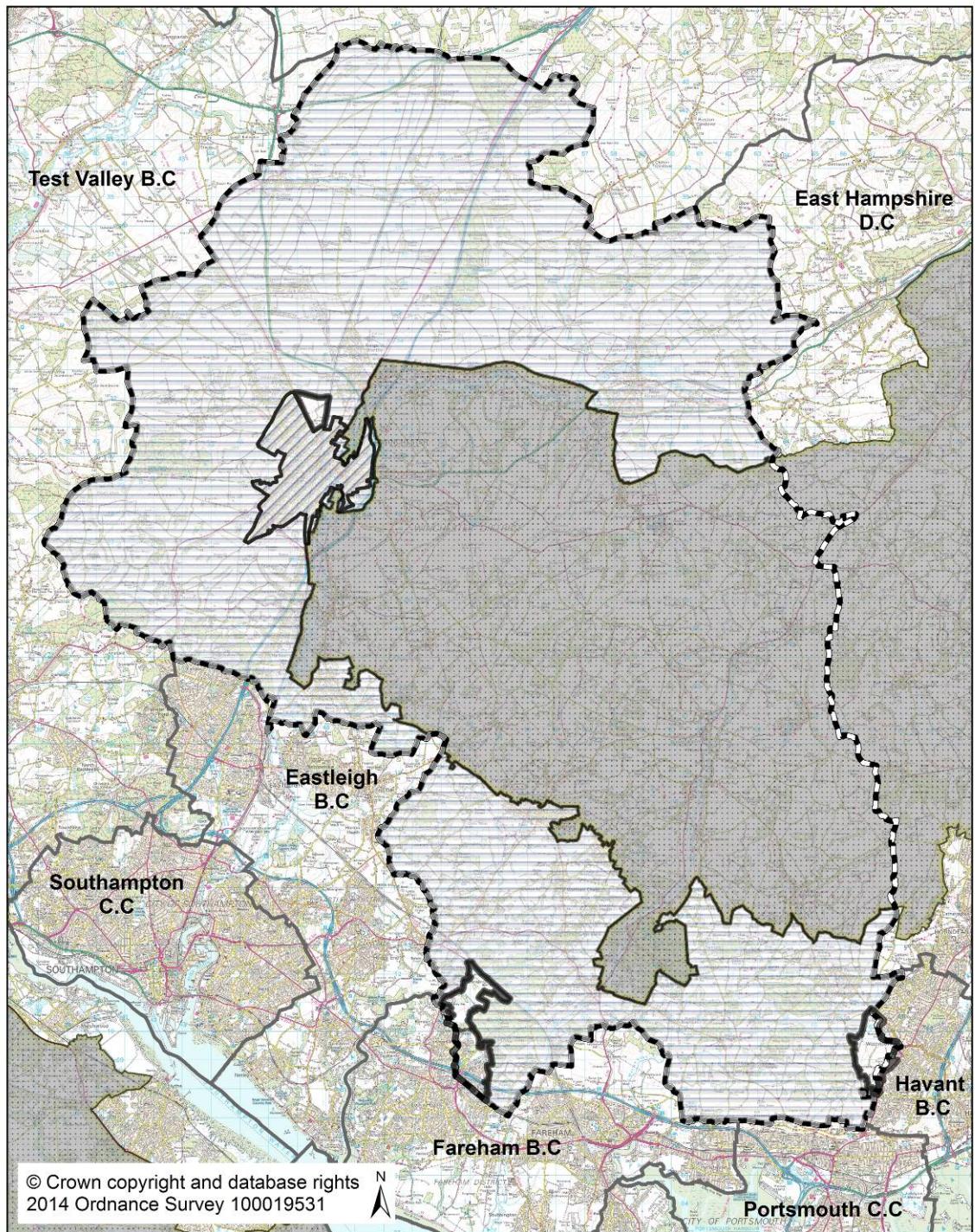
The calculation of the chargeable amount of CIL to be paid for a development proposal is set out in Regulation 40 of the CIL Regulations (as amended). This states that:

- The chargeable amount is the aggregate amounts of all chargeable developments at each of the relevant rates.
- Where the chargeable amount is less than £50 it is deemed to be zero.
- The relevant rates are those set out in the Charging Schedule which are in effect at the time planning permission is granted.
- The amount of CIL chargeable at a given rate and the means to determine the net chargeable area must be calculated using the formulae set out in Regulation 40. These provide the relevant indexing information and the mechanism to off-set existing floorspace proposed for demolition.






For details of the charge calculation, please refer to Regulation 40 of the CIL Regulations 2010 and the Amendment Regulations 2011, 2012, 2013 and 2014.

³ *This definition of lawful use is proposed in the CIL (Amendment) Regulations 2014 which are due to come into force by the time Winchesters' CIL charge is brought into effect in April 2014. For the definitive definition, please refer to the CIL Regulations (as amended).*

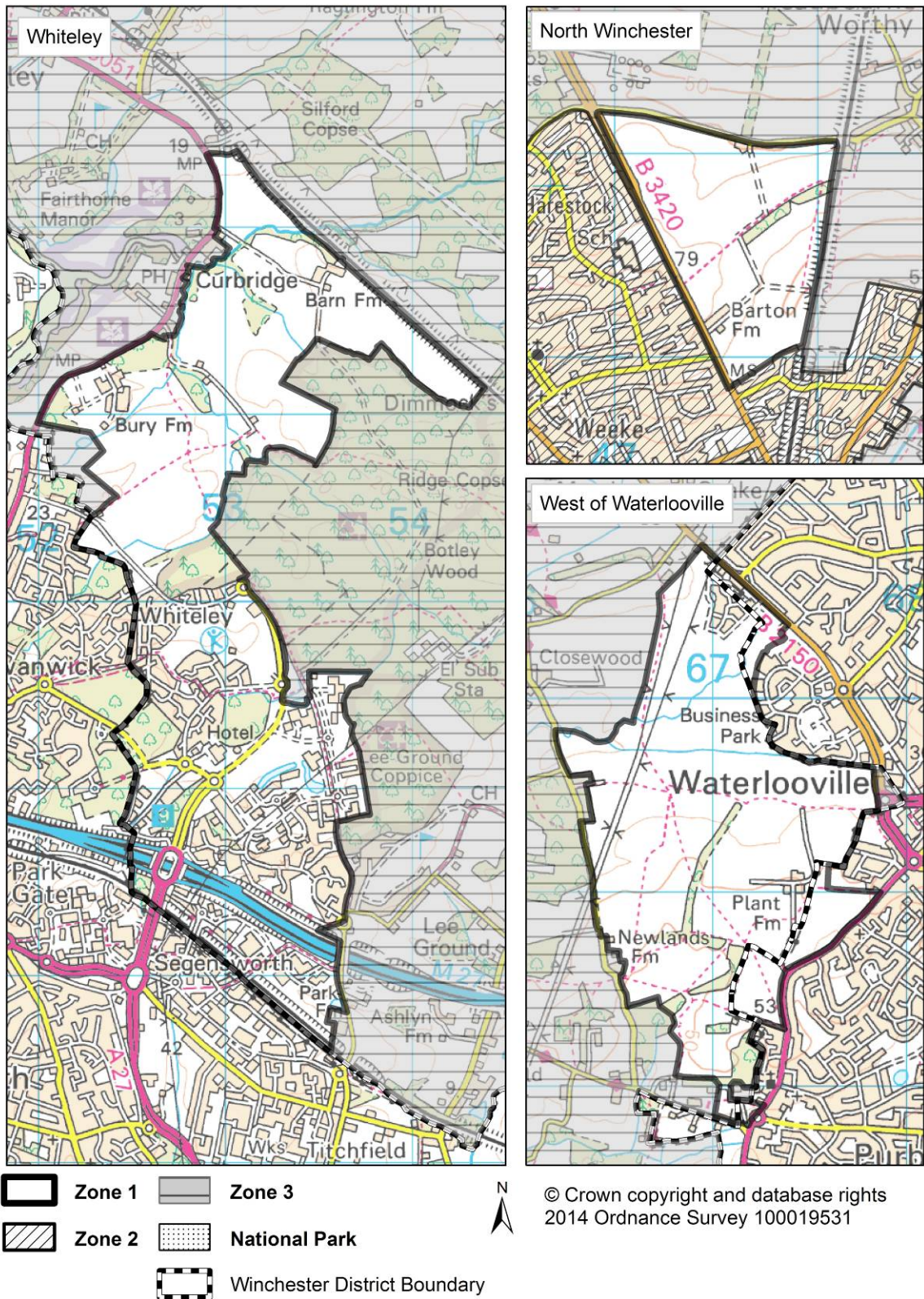
Plan 1: Winchester CIL Charging Zones



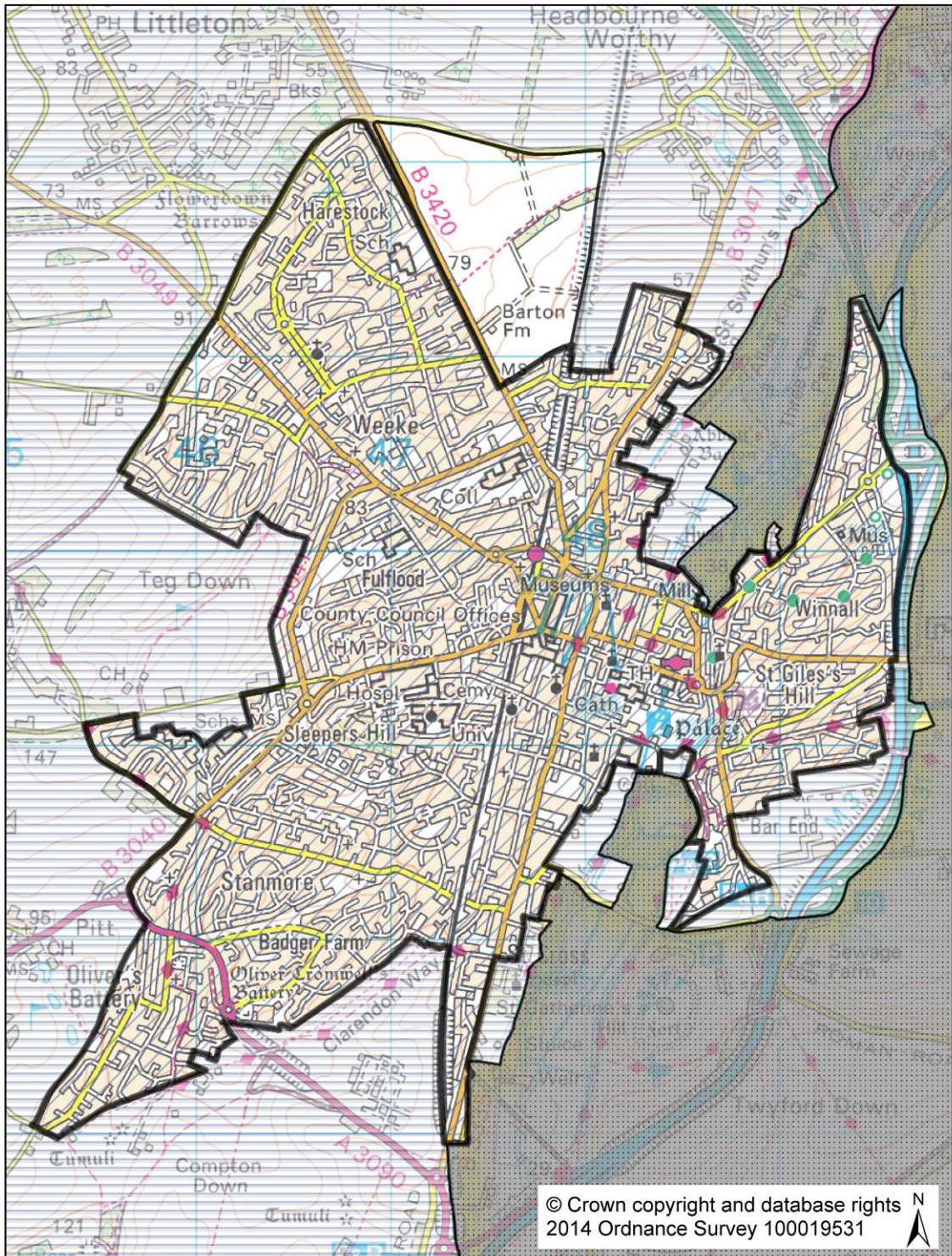
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
- CIL Charging Zone**
-  Zone 1
 -  Zone 2
 -  Zone 3
 -  Winchester District Boundary
 -  National Park

Plan 2: Zone 1 - Strategic Allocations and South Hampshire Urban Areas

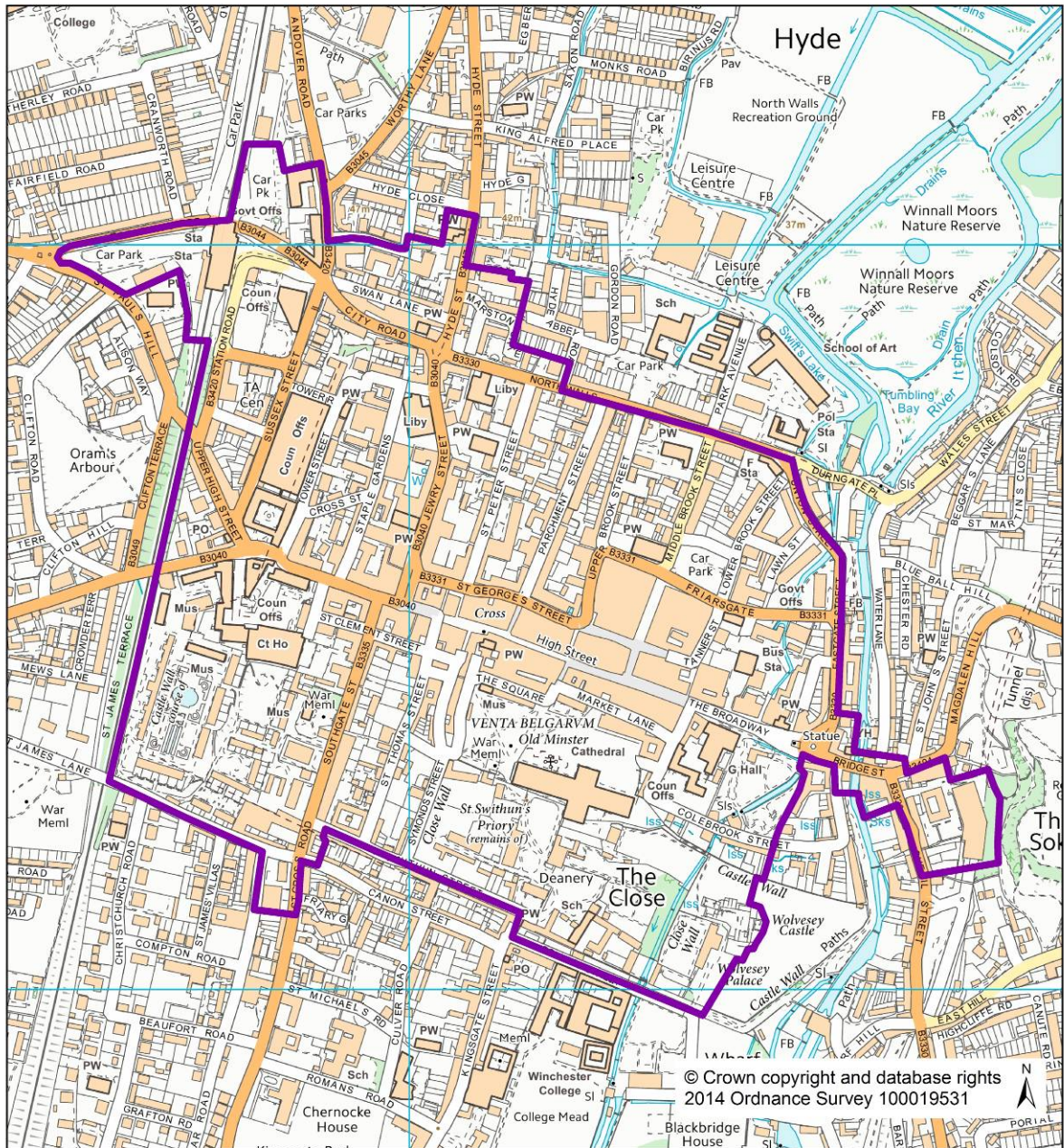


Plan 3: Zone 2 – Winchester Town



-  Zone 2
-  Zone 3
-  Zone 1
-  National Park

Plan 4: Zone 2 – Winchester Town Centre Boundary



 Town Centre Boundary

