

South Lakeland Community Infrastructure Levy Charging Schedule

South Lakeland District Council approved this CIL Charging Schedule on 20 May 2015 to come **into effect on Monday 1 June 2015**.

Proposed Charging Rates for South Lakeland

In accordance with Regulation 40 of CIL Regulations (as amended) the following types of development will be liable for CIL in South Lakeland, outside the Lake District and Yorkshire Dales National Parks. The accompanying map shows the area that the charging zone covers.

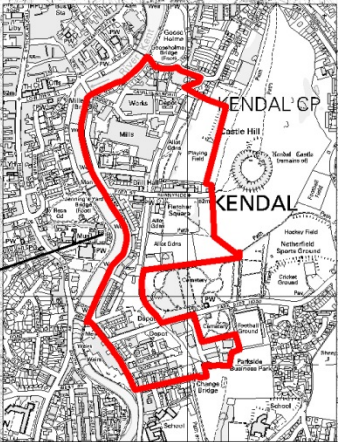
Proposed Rates for CIL	
Development Type	Proposed Levy Rate £ / m ²
Kendal and Ulverston Canal Head regeneration areas – all development types. (see map)	£0/m ²
Residential	£50/m ²
Croftlands Strategic Housing Site, south Ulverston	£20/m ²
Agricultural Workers Dwellings	£0/m ²
Super Markets and Retail Warehouses	£150/m ²
Hotels	£0/m ²
Sheltered/Retirement Housing	£50/m ²
Extra Care Housing	£0/m ²
All Other Uses	£0/m ²



SLDC CIL charging zone

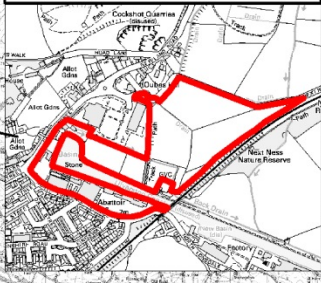


Croftlands housing allocation - £20/sq m



Kendal Canal Head area - no charge

Ulverston Canal Head area - no charge



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Formula for Charging CIL

2.2 The formula for calculating the chargeable amount is set out in full in Part 5 of the Community Infrastructure Regulations 2010 (as amended). In summary the amount of CIL chargeable is calculated as follows:

$$\frac{\text{CIL Rate (£)} \times \text{net chargeable floor area (m}^2\text{)} \times \text{BCIS index figure (at date of planning permission)}}{\text{BCIS Index figure (at the date of implementation of the Charging Schedule)}}$$

BCIS Index figure (at the date of implementation of the Charging Schedule)

2.3 This calculation multiplies the CIL rate by the net new floor area and then adjusts the results to take account of inflation (BCIS index figure).

- the **CIL Rate (£ m²)** is the applicable rate from the above schedule
- the **net chargeable floor area (m²)** is the gross internal floorspace of the development minus the gross internal floorspace of any existing buildings that are to be retained or demolished, provided they have been in continuous lawful use in accordance with CIL Regs (as amended). Where there is more than one use class on a development, the chargeable amount in each class is calculated separately and then added together to provide the total chargeable amount. However where the amount is less than £50 the chargeable amount is zero.
- The **BCIS Index Figure (%)** is an annually updated measure of inflation published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyor (RICS).

2.4 CIL is charged on new development over 100m² or any new dwellings if these are less than this size. Gross internal floorspace includes everything within the external walls of a building, including lifts, stairwells and internal circulation areas, but not the thickness of the external walls or balconies. Residential floorspace includes new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use. Affordable housing and self-build housing are exempt from CIL.

Use Definitions

2.5 The following use definitions apply:

- **Dwelling House** – the CIL charge applies to the residential definition in the Town and Country Planning (Use Classes Order) 1987 – C3 a, b, c
- **Agricultural Workers Dwelling** – dwelling in which the occupancy of the property is limited (usually by condition) to those employed in agriculture
- **Supermarkets** are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix. The majority of custom at supermarkets arrives by car, using the large adjacent car parks provided.

- **Retail warehouses** – are large stores specialising in the sale of comparison goods (such as carpets, furniture, and electrical goods) DIY items and other ranges of goods catering mainly for car borne customers.
- **Sheltered/Retirement Housing** - is for older people and people requiring support with a reasonable degree of independence and no or limited care needs and falls within Use Class C3.
- **Extra Care Housing** – residential accommodation and care to people in need of care and falls within use class C2.