



Colchester Borough Council

Essex County Council

Community Infrastructure Levy

Preliminary Draft Charging
Schedule

Consultation July 2011

Community Infrastructure Levy

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1.0 Introduction

- 1.1 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on developments in their area. The levy is intended to provide infrastructure to support the development of an area and can supplement other public sector funding streams to ensure that new community infrastructure (such as schools) can be provided to keep pace with population growth.
- 1.2 The purpose of this document is to set out the Preliminary Draft Charging Schedule for the Community Infrastructure Levy. It has been prepared in accordance with the Town and Country Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended by the Community Infrastructure Levy (Amendment) Regulations 2011.

2.0 Proposed CIL Rate

- 2.1 CIL Regulations enable differential rates to be set for different types of development and in specific parts of the borough, however the Council proposes to use a simple approach, avoiding over-complexity as advised by the Department of Communities and Local Government. The figures used have been demonstrated to be economically viable on most sites and will offer certainty to developers.
- 2.2 The proposed CIL rates will be applied to development of the uses below following adoption of the Charging Schedule by the Council:
 - **Residential - £120/m²**
 - **Retail (in town centres or less than 430m²) - £120/m²**
 - **Retail – out of centre or edge of centre - £240/m²**
 - **All other uses - £0**
- 2.3 This rate will apply to most new build – that is a new building or an extension – if it has at least 100m² of gross internal floorspace or involves the creation of one dwelling even when that is below 100m². CIL will be charged for the net additional floor area, that is, after the area of demolished buildings has been deducted. It will be levied in pounds per square metre.
- 2.4 There are a few exceptions including social housing, buildings used by charities and buildings into which people do not normally go, or go only for routine maintenance of plant or equipment.

3.0 Evidence for Preliminary Draft Charging Schedule

3.1 The development of the Preliminary Draft Charging Schedule has been informed by appropriate evidence which includes;

- The Adopted Core Strategy and Site Allocations Development Plan Documents, including the evidence base that underpinned their preparation.
- Evidence of infrastructure requirements to support the growth planned in the adopted documents, which demonstrates there is a funding gap and that implementation of a CIL is justified.
- Viability assessments of the impact of CIL on new development.

The infrastructure and viability work forms part of an evidence base document prepared by Roger Tym and Partners. The document can be viewed on the Council's website www.colchester.gov.uk or in the Council's Customer Service Centre at Angel Court, High Street, Colchester or the central library in Colchester.

4.0 How to Comment on this Charging Schedule

4.1 This consultation is the Council's preliminary step in preparing a CIL Charging Schedule. All responses will be fully considered before a draft Charging Schedule is prepared for further consultation and independent examination.

4.2 Comments on this Preliminary Draft Charging Schedule can be emailed to planning.policy@colchester.gov.uk

4.3 You can also make your views known by writing to the Spatial Policy Team at the following freepost address:

FAO Spatial Policy Team
Freepost RLSL-ZTSR-SGYA
Colchester Borough Council
Strategic Policy & Regeneration
COLCHESTER
CO1 1ZE

4.4 For any queries please call 01206 506477 or 01206 282476.

4.5 Your comments should arrive no later than 5pm on 9th September 2011.

4.6 Please note that comments cannot be treated as confidential. They will be made available as public documents.