



Colchester Borough Council

Essex County Council

Community Infrastructure Levy

Draft Charging Schedule

November 2011

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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 (comparison) - £90/m²**
 - **Retail (convenience) - £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 Draft Charging Schedule

- 3.1 The development of the 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.
 - Consultation on the Preliminary Draft Charging Schedule.
- 3.2 The infrastructure and viability work forms part of an evidence base document prepared by Roger Tym and Partners. Additional documents have also been published covering Governance, Implementation and an Installment Policy. All the documents 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 The Draft Charging Schedule reflects the results of consultation on the Preliminary Draft Charging Schedule. This final round of consultation is from 11th November to 9th December 2011.
- 4.2 All representations received on the Draft Charging Schedule will be considered by an independent Inspector at an examination of the Draft Charging Schedule in 2012. Any person or organisation that makes representations at this stage will have the right to be heard at the examination, should they wish to attend.
- 4.3 If any modifications are necessary as a result of the representations received, these will be consulted upon in the first four weeks after the Draft Charging Schedule is submitted to the examiner, in order that responses to any modifications may also be considered during the examination.
- 4.4 The examination will consider whether the Council has complied with the legislative requirements, used "appropriate available evidence" to inform the Draft Charging Schedule, and set a CIL rate that does not put the overall development of the area at serious risk. Following examination, the Charging Schedule can only come into effect following formal approval by resolution of the full council.
- 4.5 A response form and a number of supporting documents are available on the Council's website. Comments on the Draft Charging Schedule can be emailed to planning.policy@colchester.gov.uk

- 4.6 You can also make your views known by sending the response form 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 282473 or 01206 282476.
- 4.5 Your comments should arrive no later than 5pm on 9th December 2011.
- 4.6 Please note that comments cannot be treated as confidential. They will be made available as public documents.