

EAST CAMBRIDGESHIRE DISTRICT COUNCIL
COMMUNITY INFRASTRUCTURE LEVY

Draft Charging Schedule

(Submission version)

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Draft Charging Schedule

The Charging Authority

This Draft Charging Schedule sets out East Cambridgeshire District Council's Community Infrastructure Levy (CIL) charging rates. The levy will enable the District Council to secure developer contributions towards the delivery of infrastructure and services in East Cambridgeshire. This Draft Charging Schedule sets out the levy rates for different types and locations of development.

East Cambridgeshire District Council will be the charging authority and the collecting authority for the purposes of CIL in the district.

Preparation of the Draft Charging Schedule

The Draft Charging Schedule has been prepared in accordance with Part 11 of the Planning Act 2008, and the Community Infrastructure Levy Regulations (2010 and 2011).

The Draft Charging Schedule has been informed by local evidence and supporting documents, which can be viewed at the Council offices and on the District Council's website at www.eastcambbs.gov.uk/content/community-infrastructure-levy. The main documents are:

- East Cambridgeshire Core Strategy (2009)
- CIL Viability Assessment (December 2011) and Addendum (May 2012)
- CIL Infrastructure Study (December 2011)
- CIL Preliminary Draft Charging Schedule (consultation: 21 December 2011 – 2 Feb. 2012)
- Summary of Responses on the Preliminary Draft Charging Schedule
- CIL Consultation Paper on a Draft Charging Schedule (consultation: 1st to 31st May 2012)
- Statement of Representations on the Draft Charging Schedule

Proposed CIL rates

The proposed CIL charging rates are set out in Table 1 below. The rates will be levied in £ per m2 of net additional floorspace.

These rates will be charged on most new building development. This includes new dwellings, and other new buildings or extensions which involve at least 100m2 of net additional floorspace. But there are a number of exemptions, including affordable housing, and development by charities for charitable purposes. Further guidance will be provided in the '**CIL Guidance Note**' on the Council's website. Full details are set out in the CIL Regulations.

Different residential rates are proposed for different parts of East Cambridgeshire. The proposed charging zones are shown in the maps at the end of the Draft Charging Schedule. It should be noted that the Charging Zones are without prejudice to future decisions on land allocations in the emerging Local Plan. Charging for other land uses will apply across the whole geographic district of East Cambridgeshire.

Table 1 – Proposed CIL rates

Development type	CIL rate (per square metre)
Residential Zone A – Littleport and Soham (C3)	£40
Residential Zone B – Ely (C3)	£70
Residential Zone C - Rest of the district (C3)	£90
Retail development ¹ (A1/A2/A3/A4/A5) up to 350m2, and sui generis uses akin to retail (e.g. petrol filling stations and motor-sales units)	£60
Retail development ¹ (A1/A2/A3/A4/A5) more than 350m2	£120
All other uses (unless stated otherwise in this table)	£0

¹ The retail levy will generally be applied to separate retail units, even where these are part of the same planning application. The main exception to this will be where retail uses are part of the same operation – for example, supermarkets which have on-site petrol stations and fast-food outlets. In these cases the operation will be measured as one development.

Calculating the chargeable amount

The CIL levy will be calculated according to the Regulations, which may be amended from time to time.

Other matters

Further information on the implementation and operation of CIL in East Cambridgeshire will be set out in the Council's '**CIL Guidance Note**' on the Council's website. This will be produced prior to the CIL charge taking effect, and will include information on:

- What development is liable to pay CIL
- Exemptions and discretionary relief from CIL
- How CIL is calculated
- The process for collecting CIL
- Spending of the CIL levy
- Monitoring and review

Prior to the Charging Schedule taking effect, the District Council will publish the following separate statements/policy documents on its website:

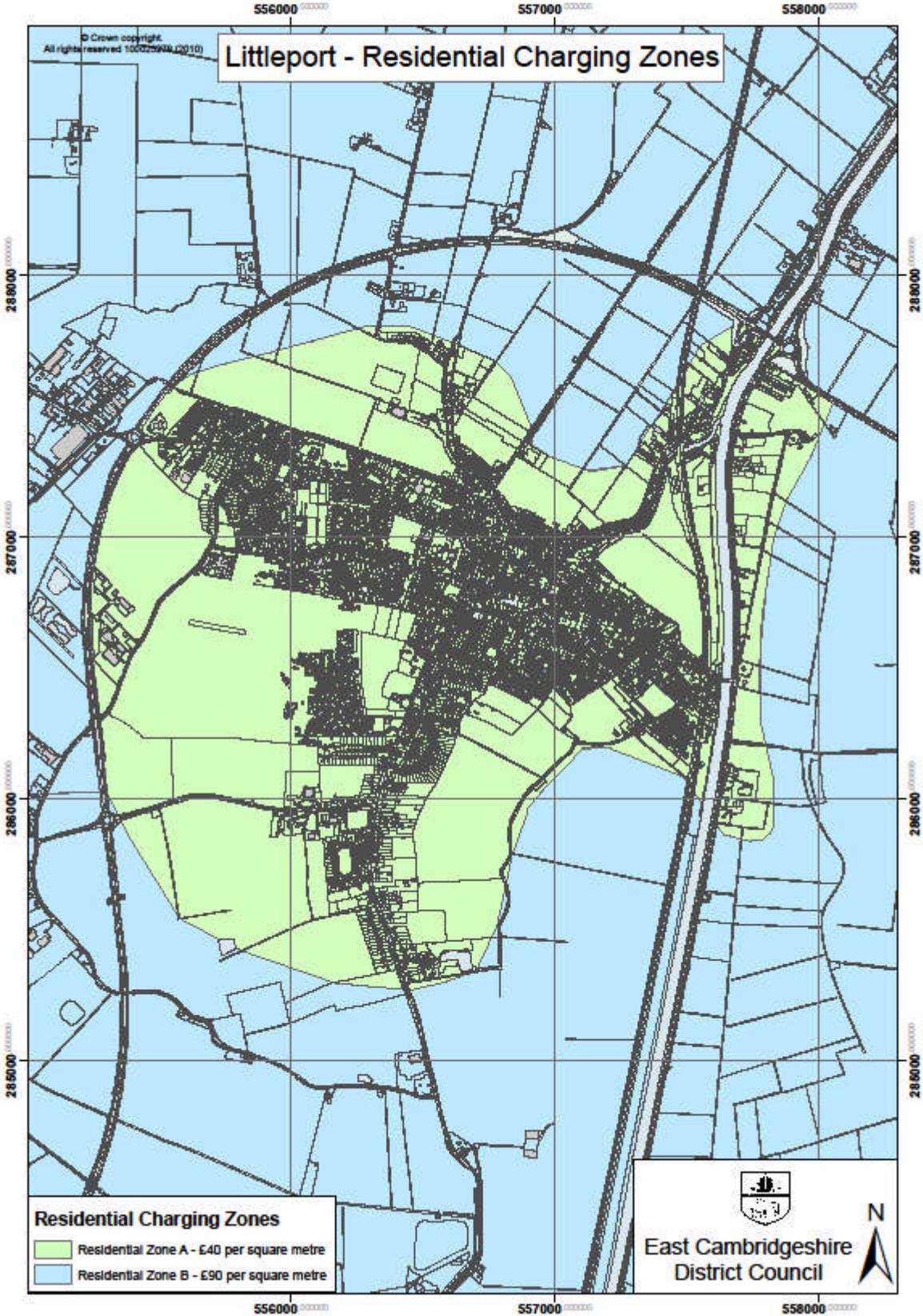
- CIL Instalments Policy
- Statement on CIL Relief
- List of infrastructure projects (Regulation 123 List)
- Supplementary Planning Document on Planning Obligations

Further information

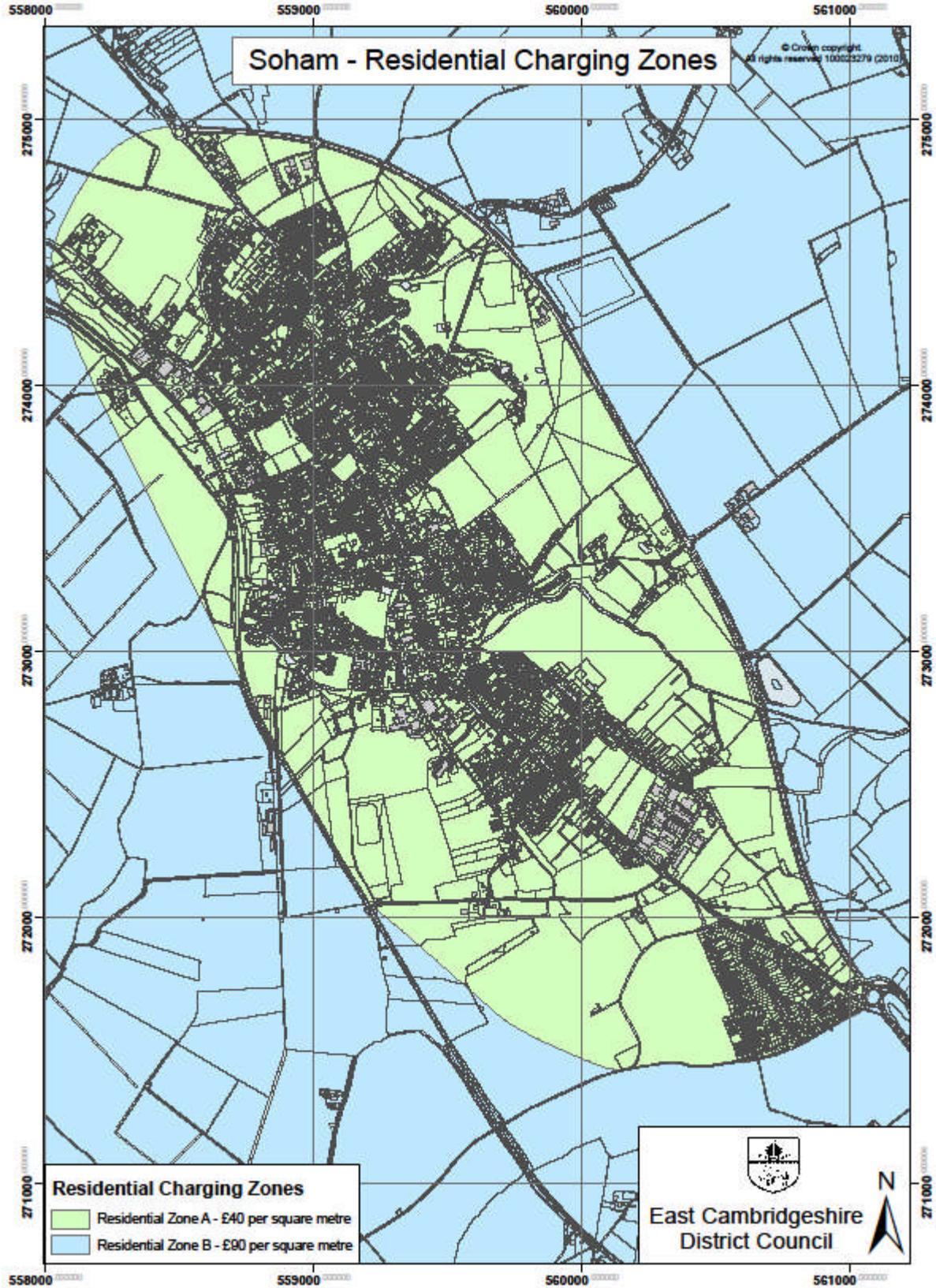
For further information on CIL, please see the District Council's CIL webpage at www.eastcambs.gov.uk/content/community-infrastructure-levy

Alternatively, please contact Katie Child, Principal Forward Planning Officer on 01353 665555, or email cil@eastcambs.gov.uk

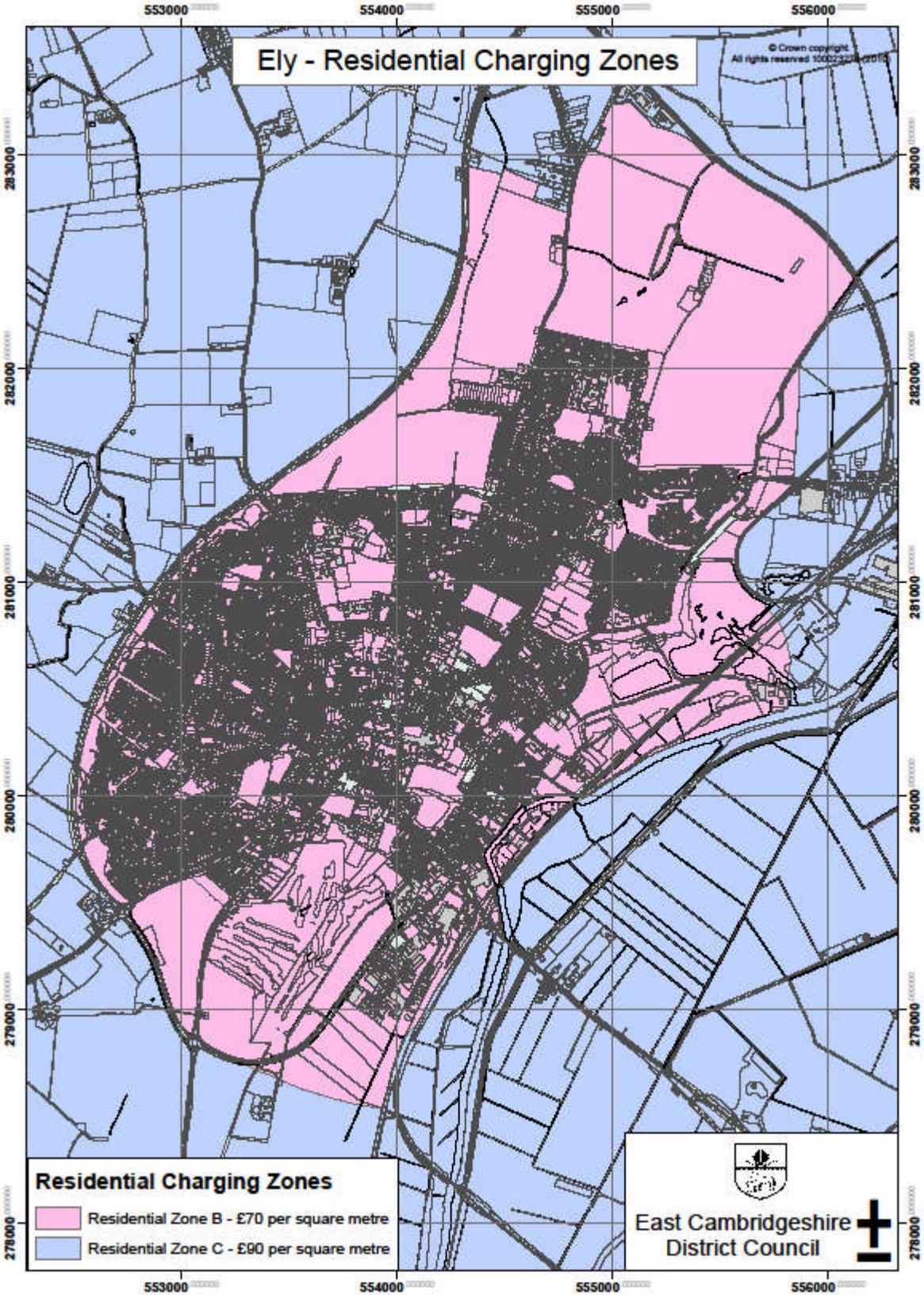
Map 1 - Residential Zone A: Littleport



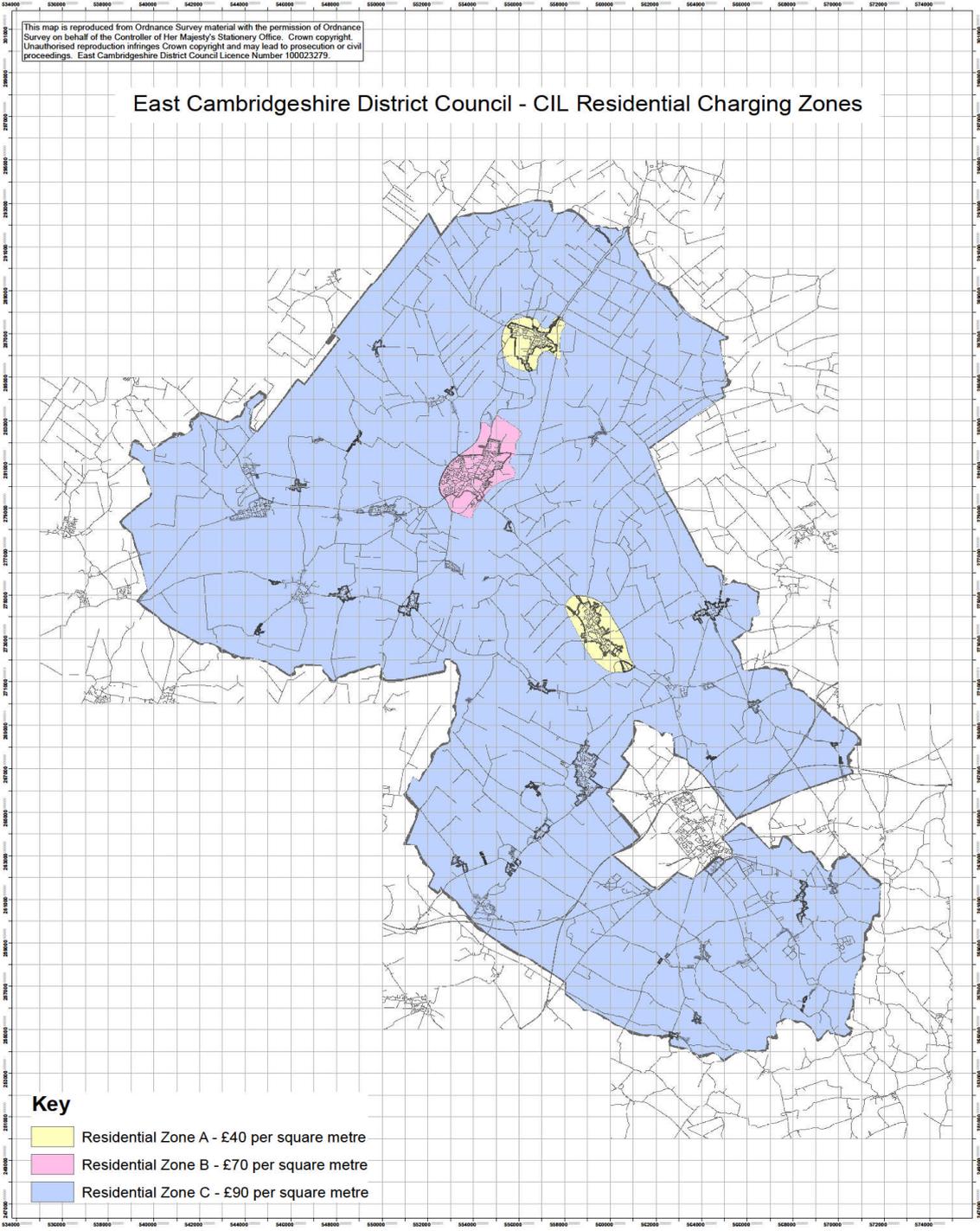
Map 2 – Residential Zone A: Soham



Map 3 – Residential Zone B: Ely



Map 4 – Residential Zone C: rest of the district



East Cambridgeshire District Council

