## Title: Rotherham Community Infrastructure Levy

## Appendix 1: Rotherham CIL Charging Schedule

# Rotherham Metropolitan Borough Council
# Community Infrastructure Levy (CIL)
# Charging Schedule: July 2016

## 1. Statement of statutory compliance

1.1 Rotherham Metropolitan Borough Council is a Charging Authority for the Community Infrastructure Levy (CIL) and has produced a Draft Charging Schedule that has been approved and published in accordance with Part 11 of the Planning Act 2008 (as amended) and the CIL Regulations 2010 (as amended).

1.2 In setting the levy rates, in accordance with CIL Regulation 14, the Council has struck an appropriate balance between:

- the desirability of funding from CIL (in whole or in part) the actual and estimated total cost of infrastructure required to support the development of the Borough, taking into account other actual and expected sources of funding; and

- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across the Borough.

1.3 The Charging Schedule was approved by Rotherham Metropolitan Borough Council on [date to be inserted following Council approval].

1.4 The Charging Schedule will come into effect on [date to be inserted following Council approval].

1.5 The Council will keep the Charging Schedule under review to assess the operation and impact of the charging rates on development and to take account of subsequent development plan documents.

## 2. Proposed CIL rates

2.1 The Council will charge the following levels of Community Infrastructure Levy, expressed as pounds sterling (£) per square metre, on the gross internal floorspace of net additional liable development. For residential uses the CIL charge rates vary by the zones shown on Maps 1 to 6 appended to this schedule; for all other uses the amounts apply Borough-wide.

| **Development type** | **Charge area (see Maps 1 to 6)** | **CIL charge rate (£/m$^2$)** |
|---|---|---|
| Residential Zone 1 High | Broom, Moorgate, Whiston, Wickersley, Bramley & Ravenfield | £55 |
| Residential Zone 2 Medium | Rural North West, the Dearne and South Rotherham | £30 |
| Residential Zone 3 Low | Rest of Rotherham Urban Area (part) | £15 |
| Residential Zone 4 | Bassingthorpe Farm Strategic Allocation | £15 |
| Retirement Living[1] | Borough-wide | £20 |
| Supermarket[2] | Borough-wide | £60 |
| Retail Warehouse/ Retail Park[3] | Borough-wide | £30 |
| All other uses | Borough-wide | £0 |

[1] Retirement Living are residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category.

[2] Supermarkets are shops above 370 square metres gross internal floorspace where weekly and daily food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

[3] Retail Warehouses/Retail Parks are stores above 1,100 square metres gross internal floorspace (this includes any mezzanine floorspace) selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods.

## 3. Calculation of the Chargeable Amount of CIL

3.1 The method of calculation of the amount of CIL to be paid for liable development is set out in Part 5 (Regulation 40) of the Community Infrastructure Levy Regulations 2010 (as amended).

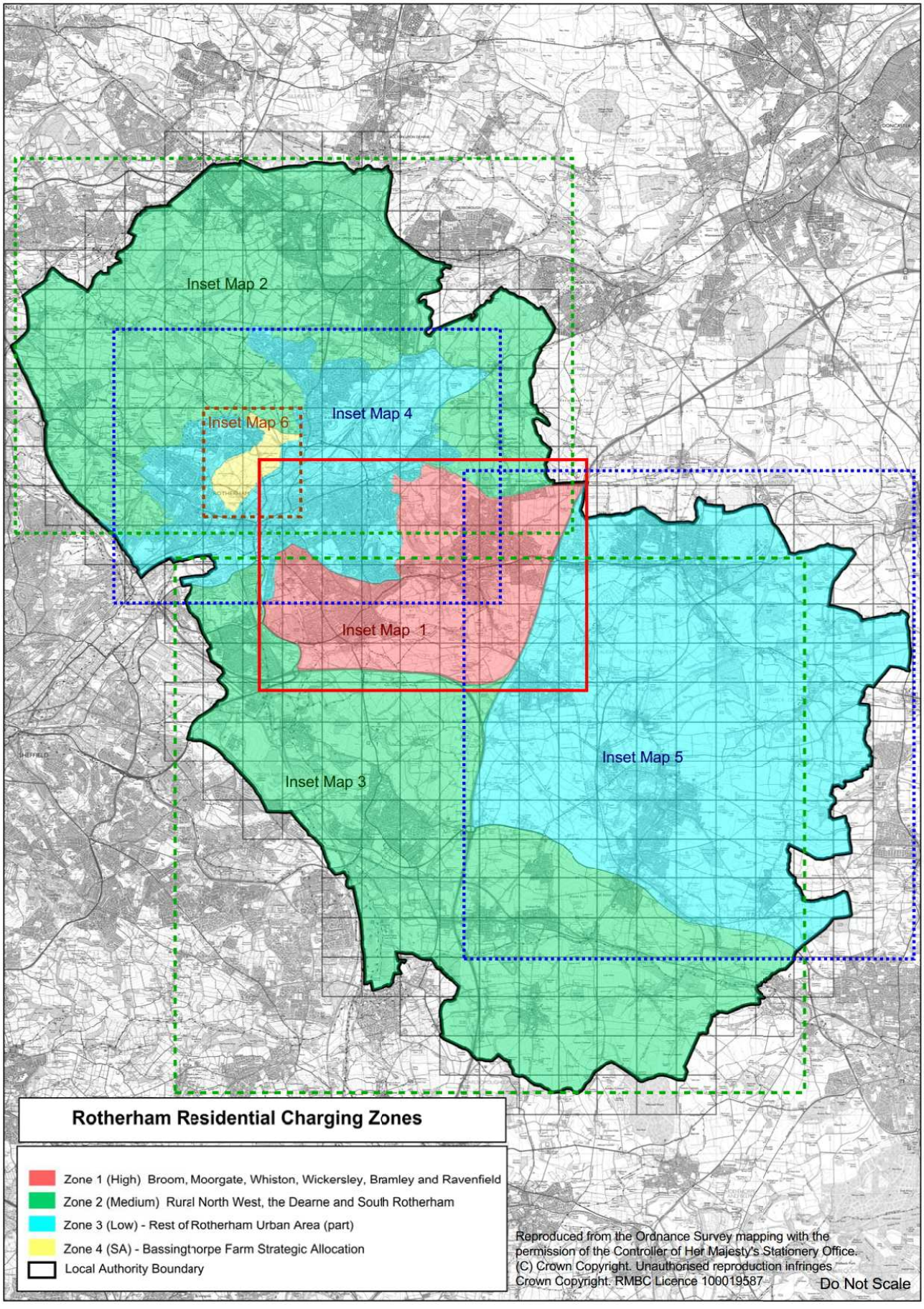
3.2 In summary (and subject to any changes that have occurred or may occur as result of future amendments to the Regulations) the amount of CIL chargeable will be calculated as follows:

$$\frac{\text{CIL rate x chargeable floor area x BCIS}^{4}\text{ Tender Price Index (at date of planning permission)}}{\text{BCIS Tender Price Index (at date of charging schedule)}}$$

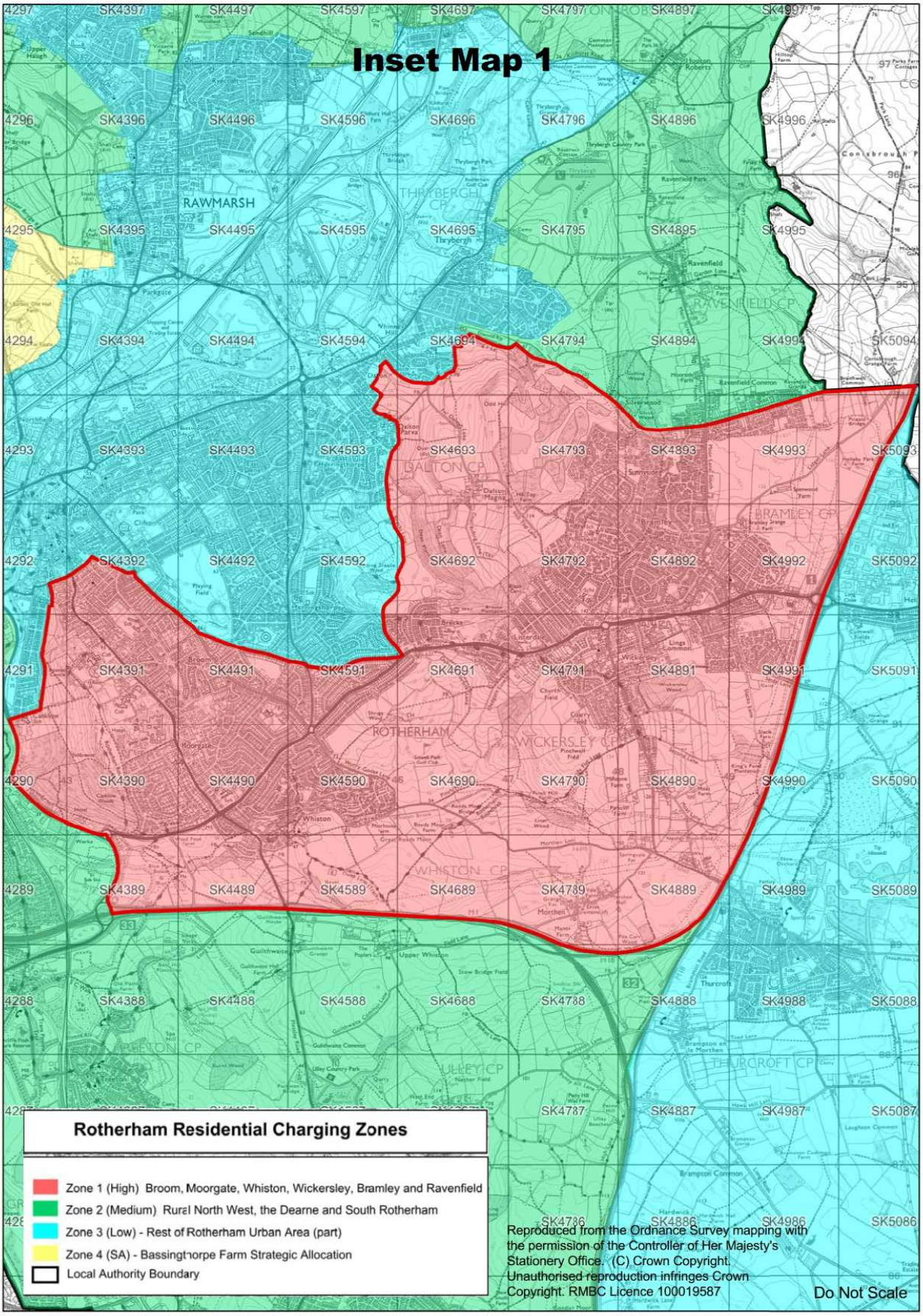
3.3 This summary does not take account of every aspect of the CIL Regulations, which should be read in conjunction with this document. The regulations are available at http://www.legislation.gov.uk/uksi/2010/948/made

[4] BCIS Building Cost Information Service published by RICS at http://www.rics.org/uk/knowledge/bcis/

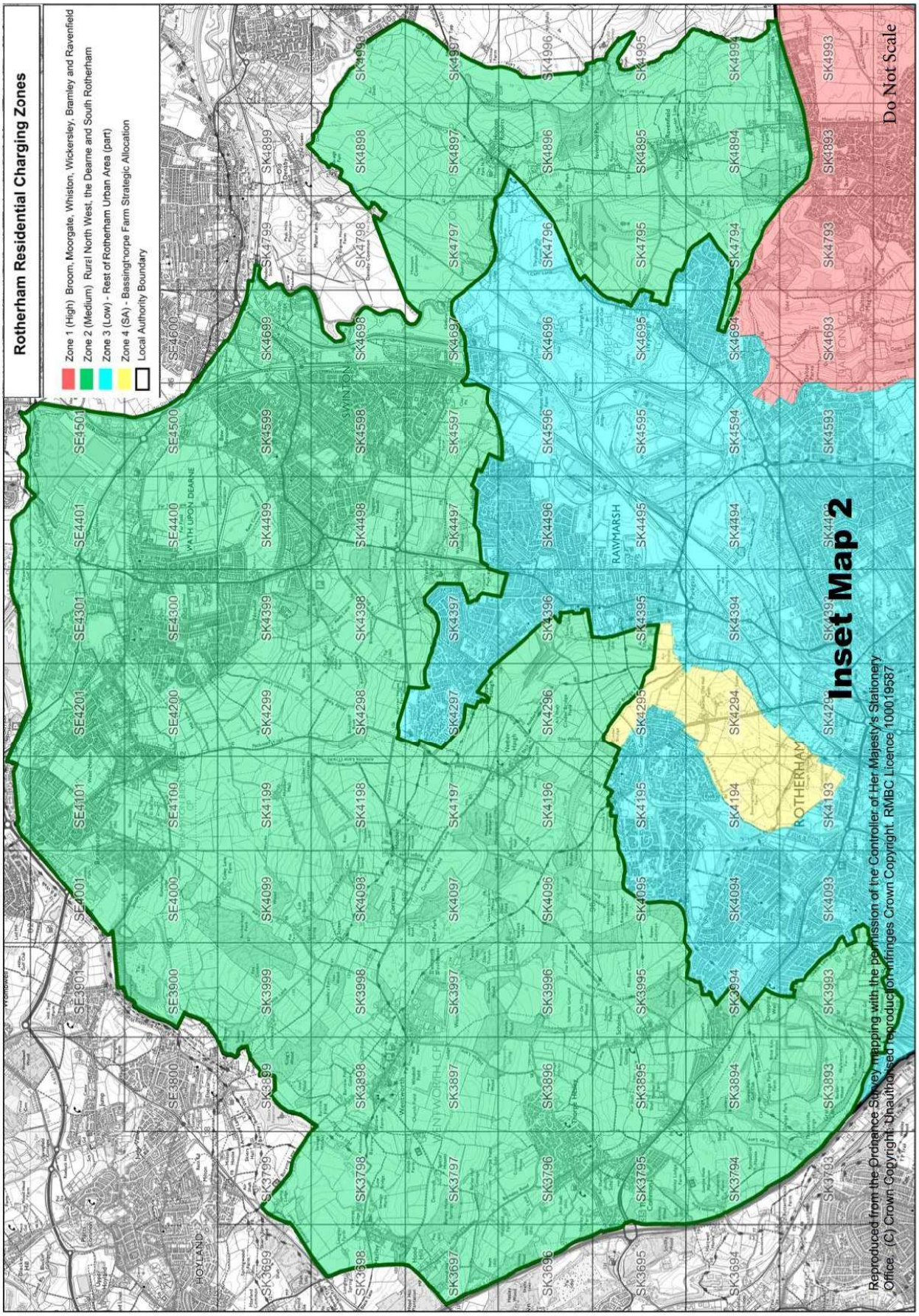
# Overview Map: Residential Charging Zones 1 to 4 (Borough-wide)



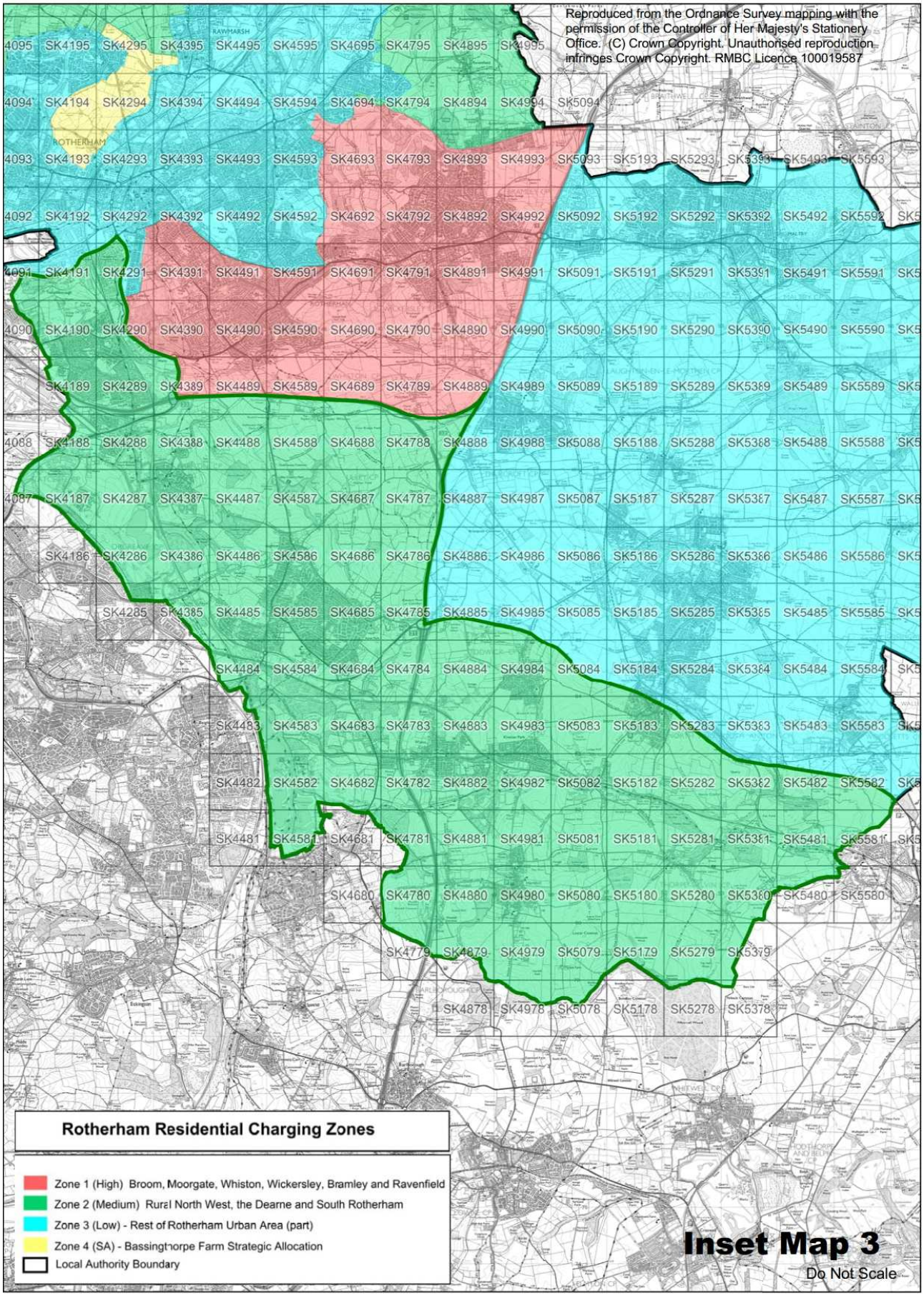
## Inset Map 1 – Residential Charging Zone 1 (High)



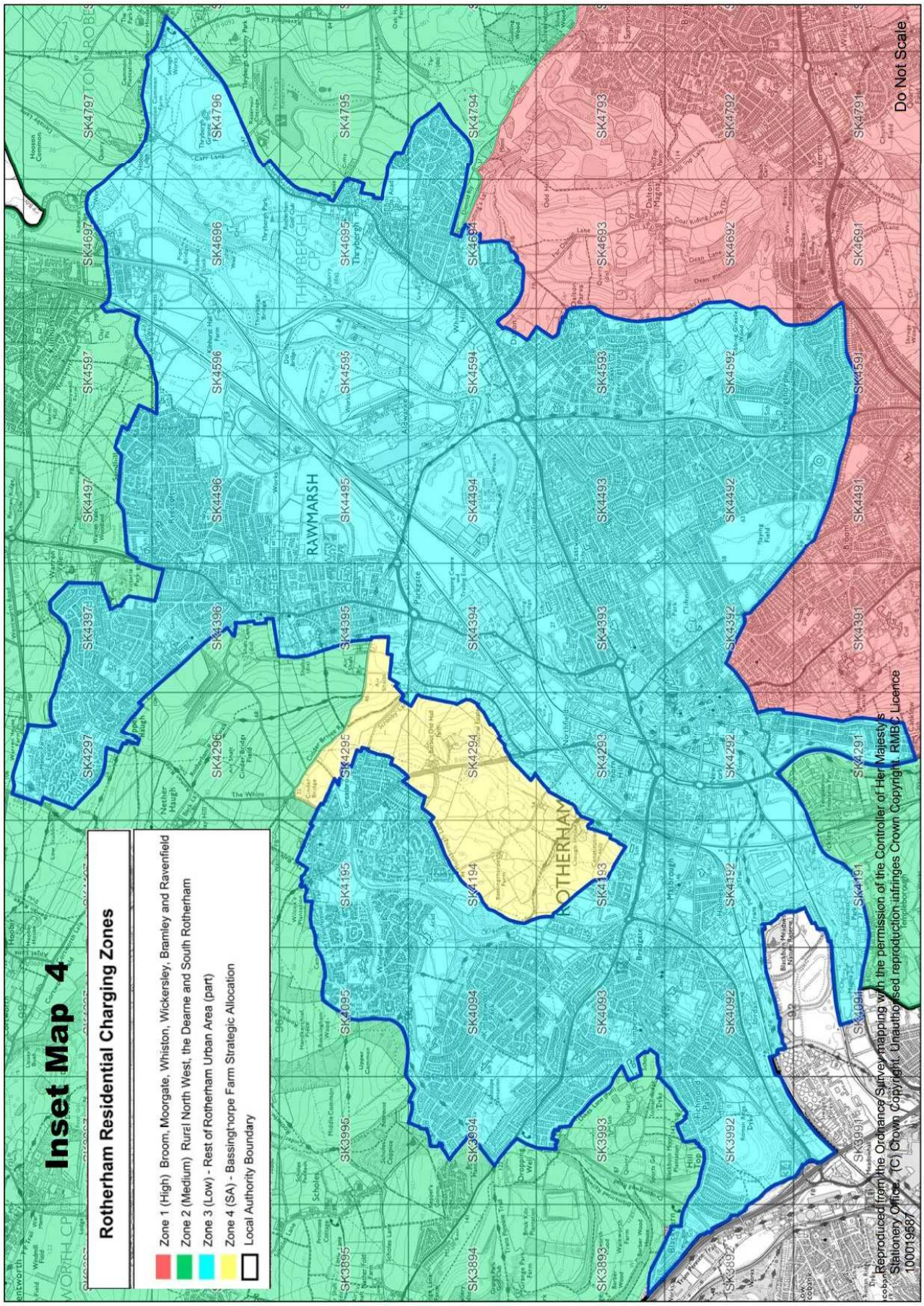
## Inset Map 2 – Residential Charging Zone 2 (Medium) (North)



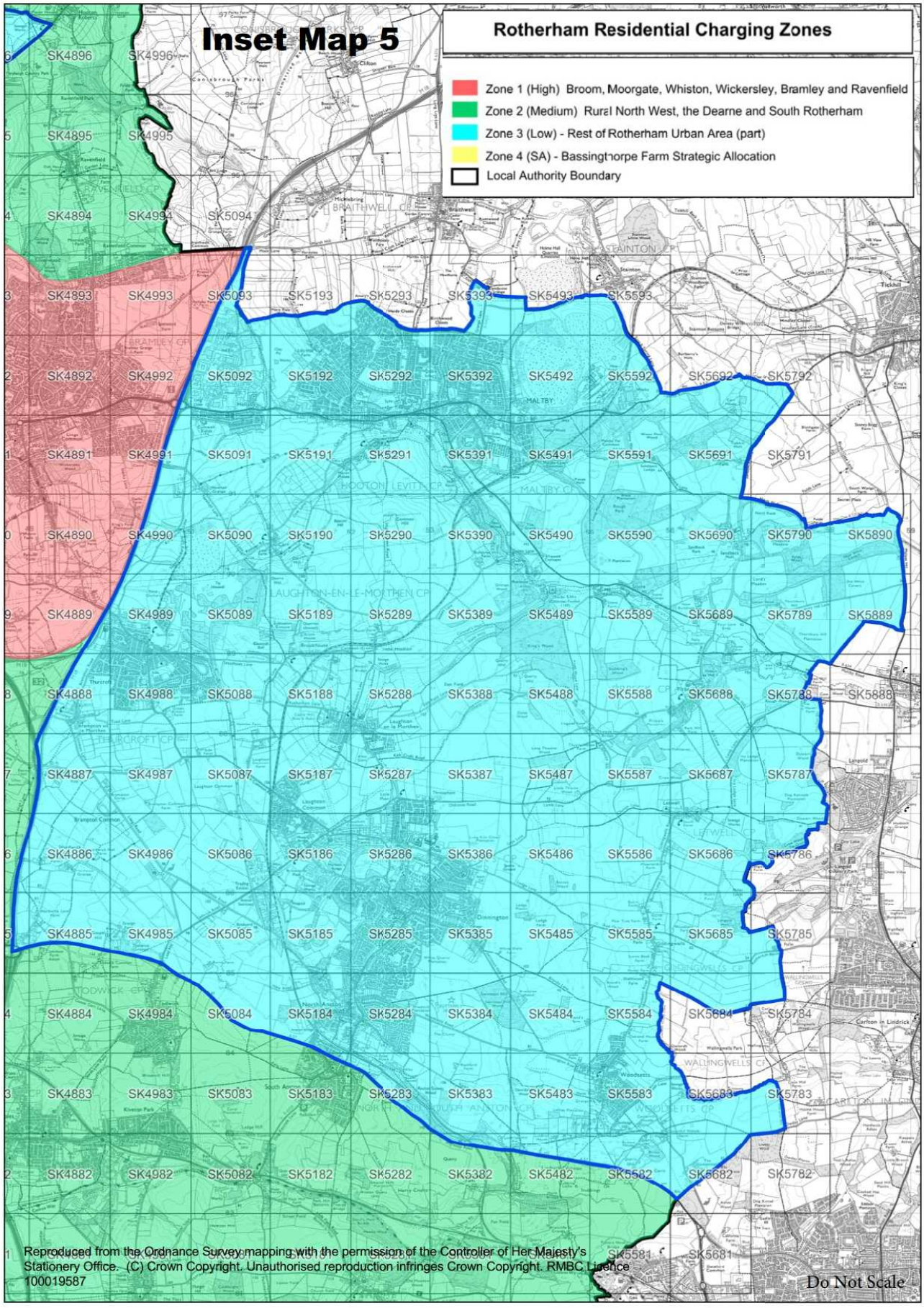
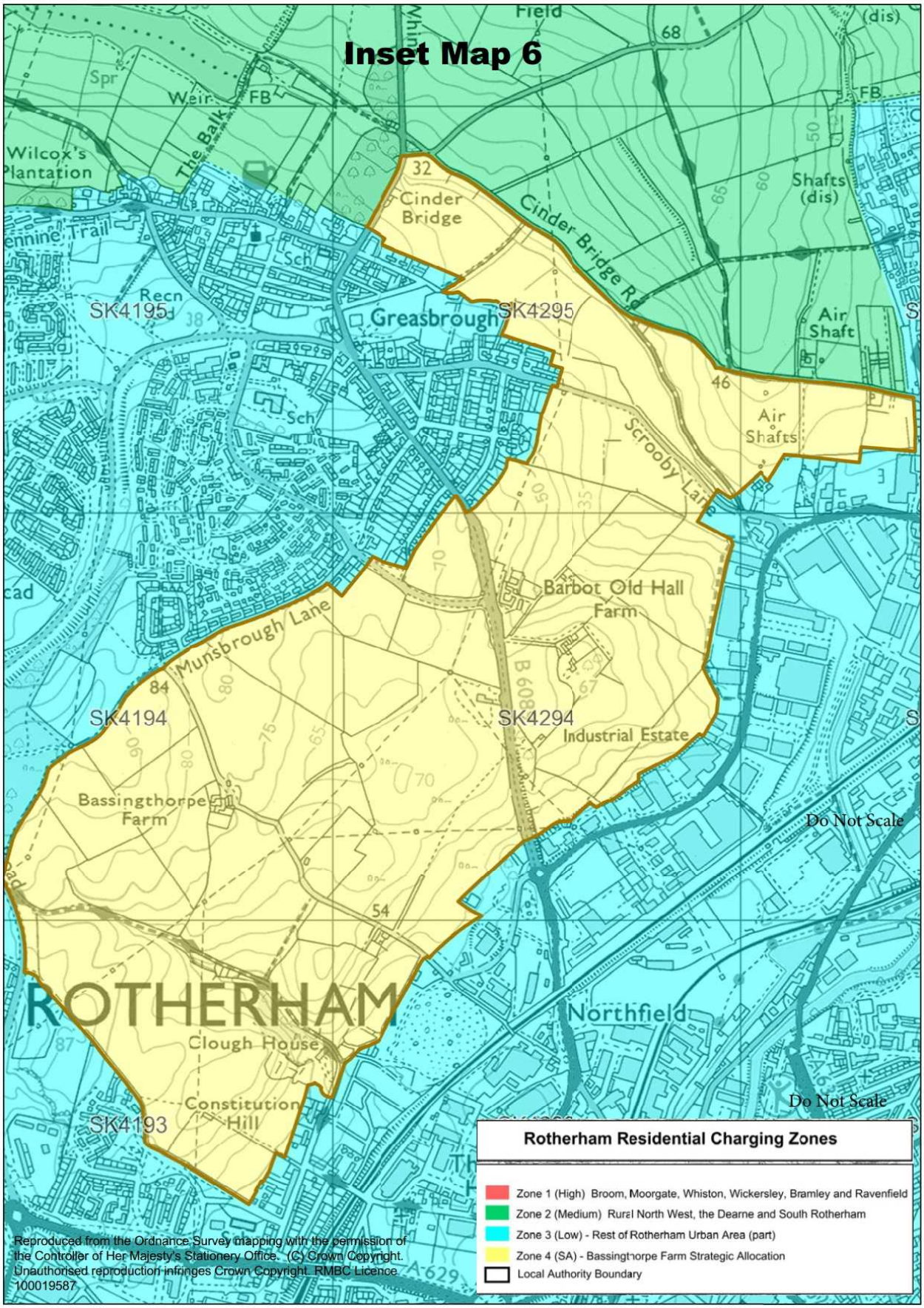
# Inset Map 3 – Residential Charging Zone 2 (Medium) (South)



## Inset Map 4 – Residential Charging Zone 3 (Low) (North)



## Inset Map 5 – Residential Charging Zone 3 (Low) (South)



## Inset Map 6 – Residential Charging Zone 4 (Bassingthorpe Farm Strategic Allocation)