

# Community Infrastructure Levy Charging Schedule

Adopted May 2018

For implementation from 25 June 2018



Basingstoke  
and Deane

**Community Infrastructure Levy  
Charging Schedule**

Adopted March 2018  
(to be brought into effect 25 June 2018)

## Introduction

Basingstoke and Deane Borough Council (BDBC) is Charging Authority under the Community Infrastructure Levy (CIL) Regulations and it approved this CIL Charging Levy on 22 March 2018 at a meeting of Full Council, taking effect for applications determined from 25 June 2018. This follows on from consultation on draft Charging Schedules in 2014 and 2016 and an Examination in September 2017 and January 2018 and has been published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act.

As a Charging Authority, BDBC can collect and spend CIL, which is charged in pounds (£) per square metre at differential rates according to the type of development and by location.

The calculation of the chargeable amount of CIL to be paid for a development proposal is set out in Regulation 40 of the CIL Regulations 2010 (as amended). The calculation uses the Building Cost Information Service national All-in Tender Price Index of the Royal Institution of Chartered Surveyors. In the event that the All-in Tender Price Index ceases to be published, the index used will be the Retail Prices Index. The index figure used for a given year is the figure for 1<sup>st</sup> November of the preceding year.

For further information on CIL in Basingstoke and Deane Borough, please visit the Council's website at [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

## What is CIL?

The Community Infrastructure Levy (or CIL) is a tool intended to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. It is intended to supplement other funds to provide new infrastructure in the Borough – it is not intended to provide the full costs associated with all the infrastructure required.

The purpose of the levy is to give developers more certainty about costs and to give councils and local communities more flexibility about how infrastructure is funded. The money raised through the levy can be used to fund a range of projects as set out on the Regulation 123 list.

How is CIL calculated and what development is liable?

CIL will be levied at a rate per m<sup>2</sup> (based on Gross Internal Floorspace) on new development of more than 100ms of floorspace (net). As outlined in Table One.

There will be no charge for Change of Use applications unless additional floorspace is created and no charge for the sub-division of existing dwellings. In addition, CIL is not payable on:

- Structures into which people do not normally go;
- Structures which are not buildings;
- All affordable housing (see the Council's Discretionary Social Housing Relief Policy);
- Temporary buildings;
- Self-build housing;
- Residential annexes and extensions;
- Development for charitable purposes; and
- Applications for development where no buildings are proposed (e.g. mineral extraction sites).

### **When is CIL payable?**

As set out in the CIL Regulations, CIL is payable within 60 days of 'commencement' of development, and the Borough Council has introduced an Instalments Policy to allow for phased payments for larger CIL liable developments.

The responsibility to pay the levy lies with the owner of the land, unless liability is assumed as set out in Regulations 31 to 39 (as amended) and the amount calculated in accordance with Regulation 40.

### **CIL and the relationship with S106**

With the introduction of a CIL charge, the use of S106 obligations is restricted to site specific impacts, required to mitigate the impact of development, the provision of affordable housing and those infrastructure items specifically excluded from CIL on the Council's R123 list. This position is reflected in the Planning Obligations for Infrastructure Supplementary Planning Document.

## Charging Rates

The following rates of CIL are charged:

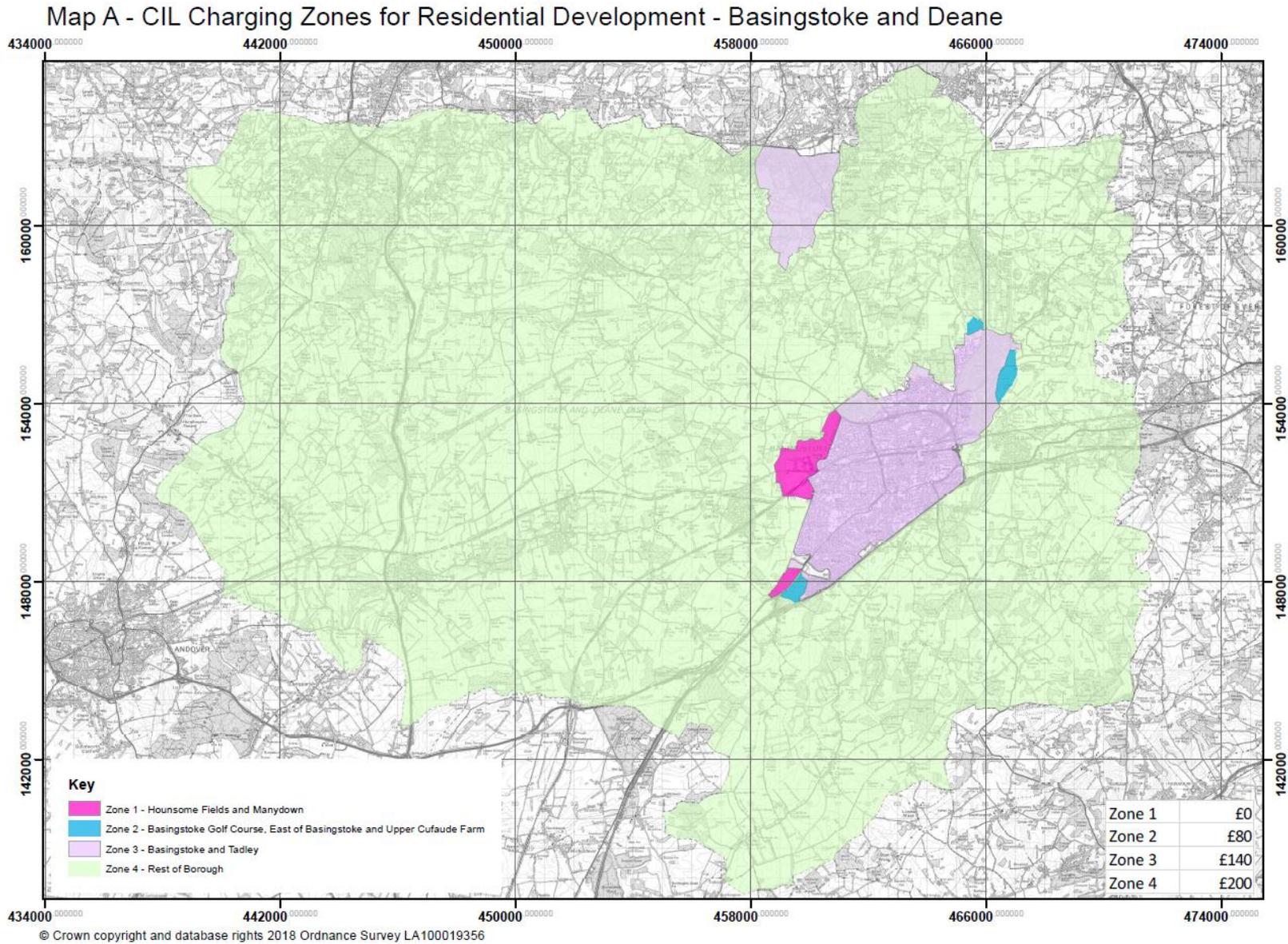
<b>Location / type of residential development</b>	<b>Charge Rate (£ per square metre)</b>	<b>Plan</b>
Zone 1 – Hounsome Fields (Policy SS3.12) and Manydown (Policy SS3.10)	£0	B
Zone 2 – Basingstoke Golf Course; East of Basingstoke; Upper Cufaude Farm	£80	B
Zone 3 – Basingstoke and Tadley	£140	B and C
Zone 4 – Rest of the Borough	£200	A and B
Care homes / extra care / sheltered housing	£0	-
Single dwellings	£0	-
Wholly flatted schemes <sup>1</sup>	£0	-
All other forms of development (residential and non-residential)	£0	-

The geographical coverage of the CIL charging area is set out on a series of plans in Appendix 1. These are referenced A to C.

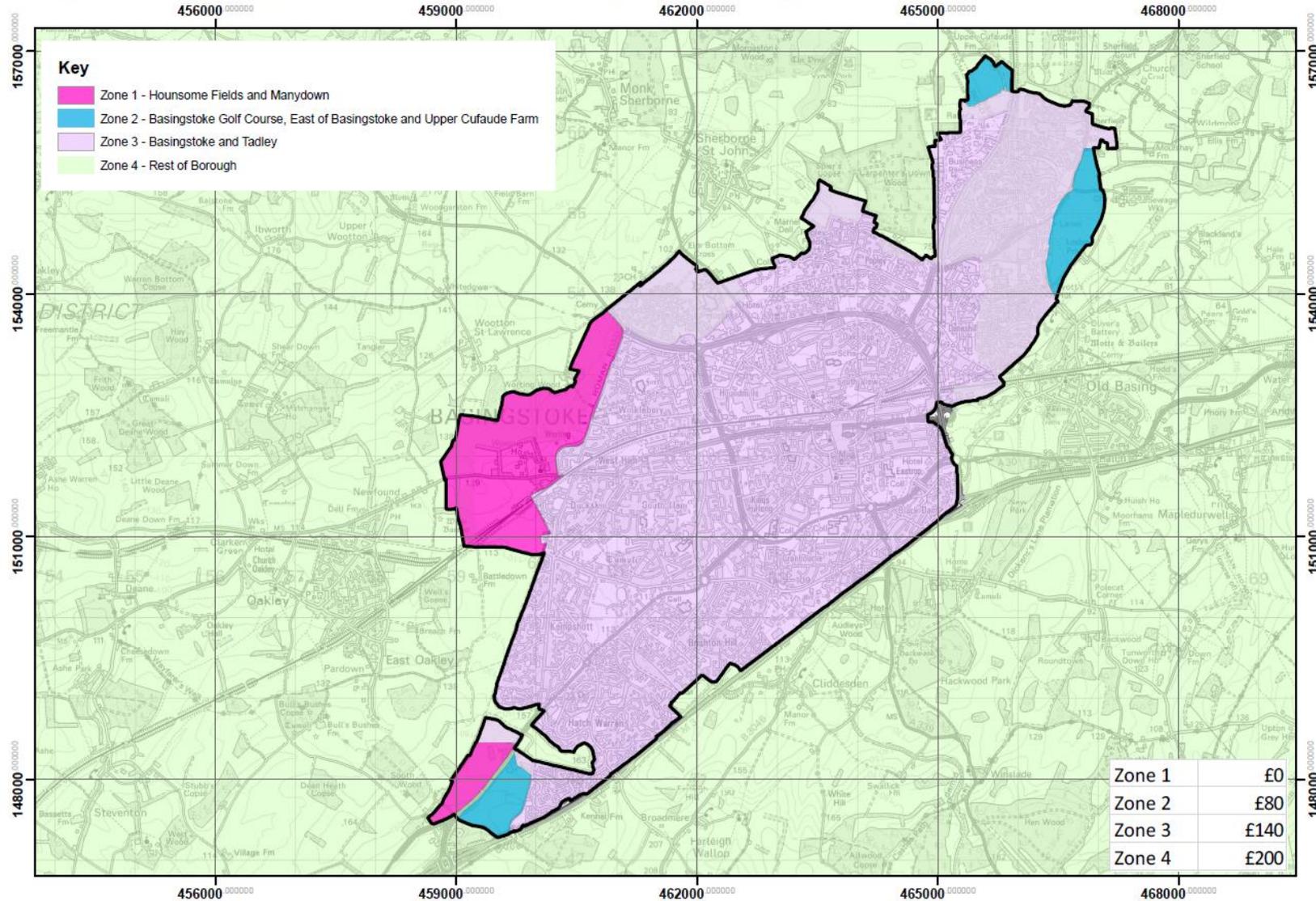
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<sup>1</sup> This rate applies where 100% of the dwellings on site are flats. This excludes flats which are part of the housing mix on a larger development site.

Appendix 1 Geographical Coverage of the Proposed Charging Areas

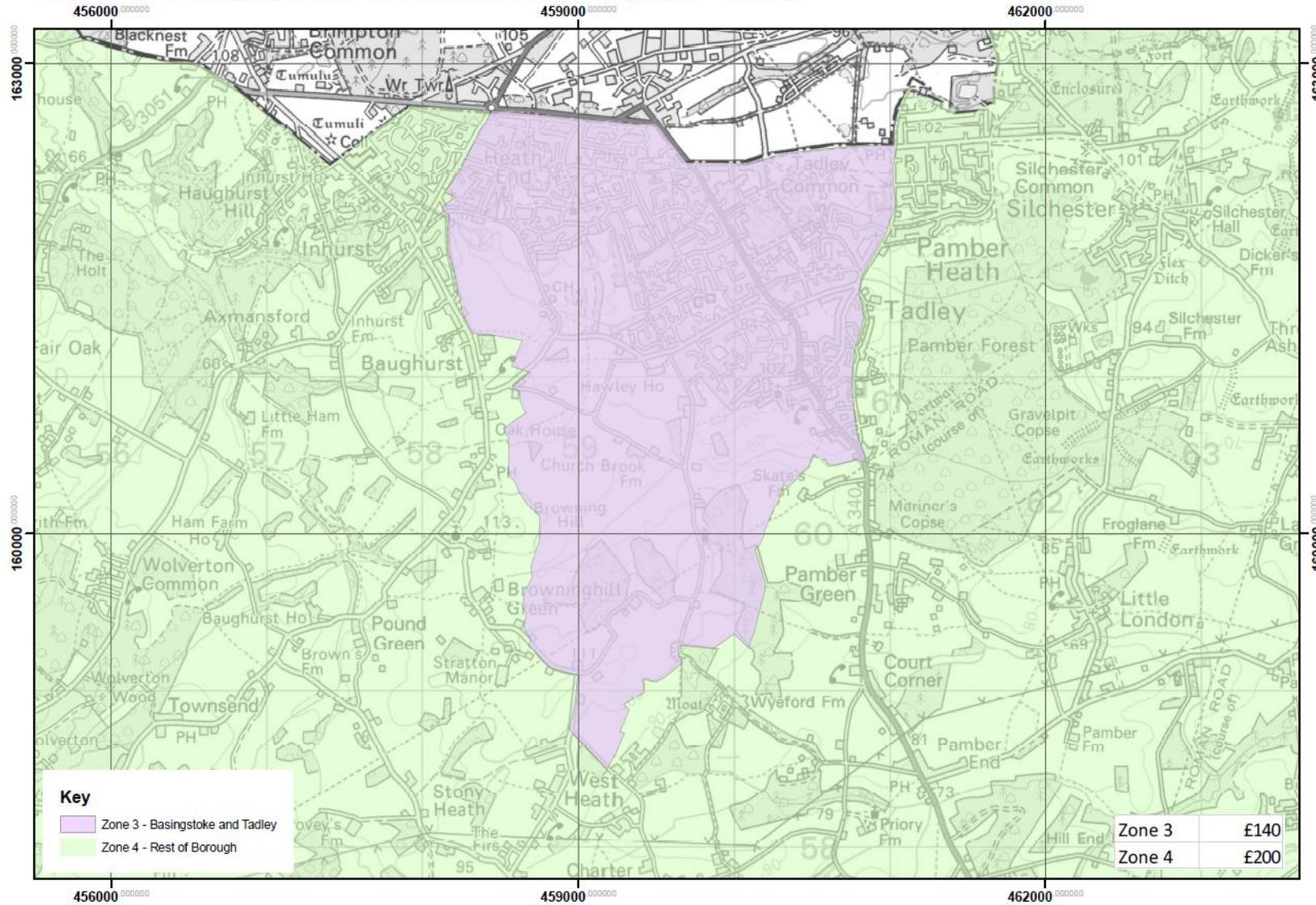


# Map B- CIL Charging Zones for Residential Development - Basingstoke



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# Map C- CIL Charging Zones for Residential Development - Tadley



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