



NORTHAMPTON
BOROUGH COUNCIL

**Northampton Borough Council Community Infrastructure Levy
Charging Schedule**

September 2015

1. Introduction

- 1.1 The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008 and came into force in April 2010. CIL is essentially a pre-set charge that can be applied to all new developments that create new floorspace over a minimum size. The CIL charge is then spent on infrastructure (such as roads, schools, green spaces and community facilities) that is required to support the delivery of new development.
- 1.2 CIL takes the form of a charge per square metre of additional floorspace (new build or extensions) and can be charged on most new developments. There are exemptions for charitable organisations and affordable housing. Developments under 100 sq m of net additional floorspace, unless it is a new dwelling, are not required to pay CIL.
- 1.3 From April 2015, the ability to pool planning obligations through legal agreements under Section 106 (of the Town and Country Planning Act 1990 (as amended)), will be restricted. This means that it will become difficult to deliver larger scale items of infrastructure such as schools and transport schemes where pooling of many individual planning contributions is often necessary. Section 106 will continue to be used to deliver some infrastructure, but this will largely be restricted to site-specific mitigation and for providing affordable housing.

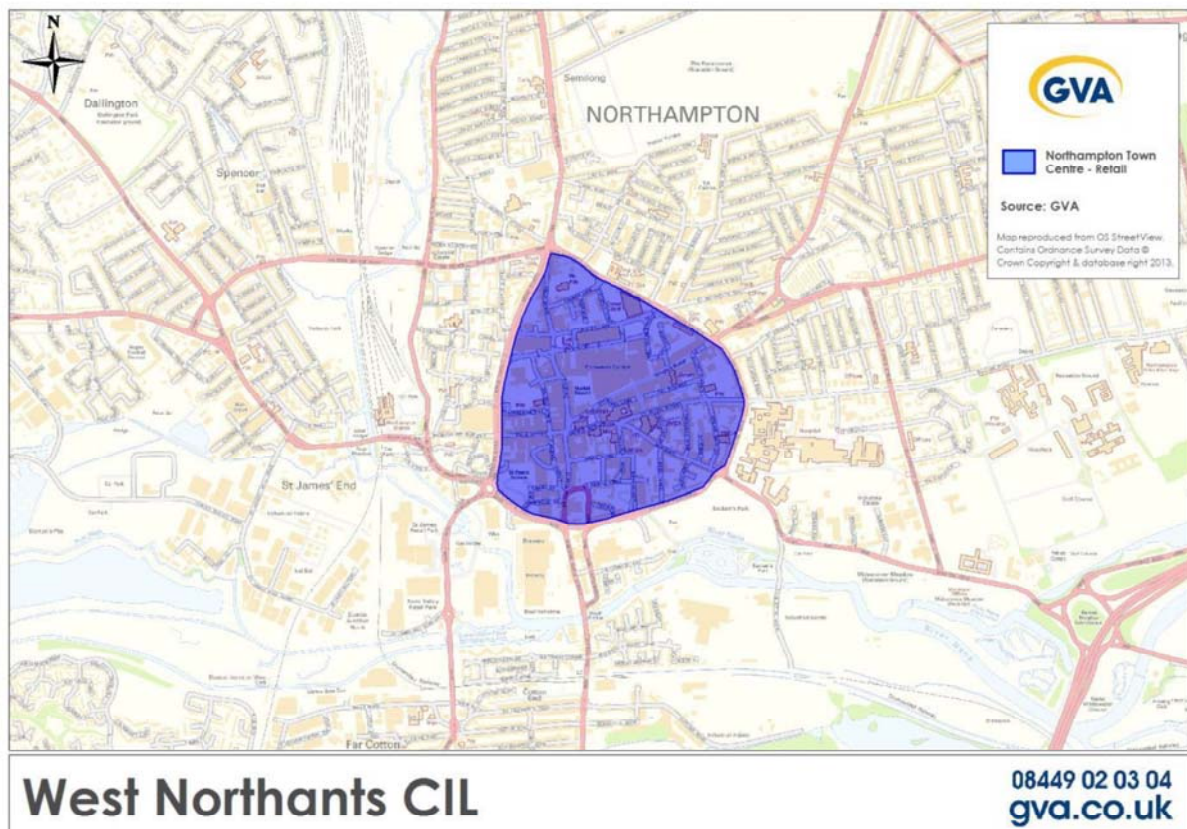
2. The Charging Schedule

2.1 Below are the Community Infrastructure Levy Schedule charging rates proposed by Northampton Borough Council.

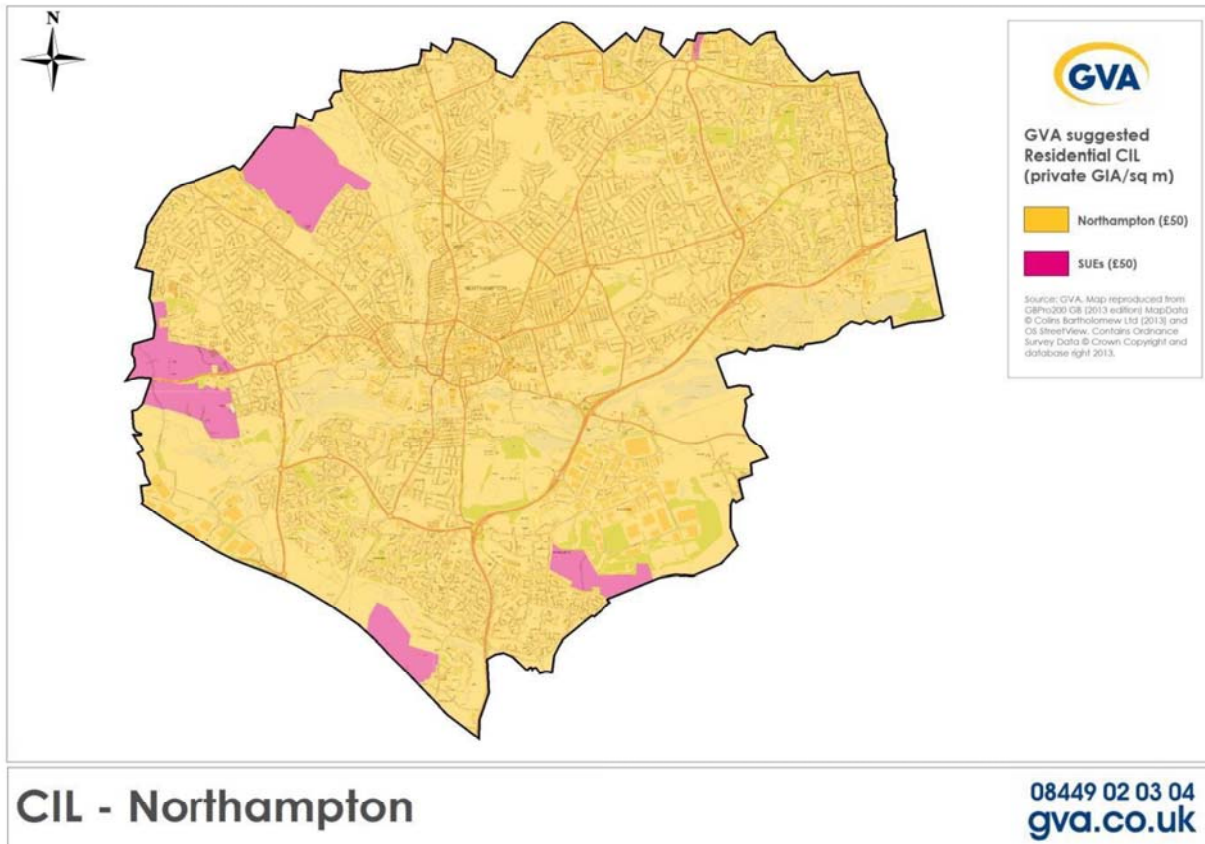
Northampton Borough Council Charging Schedule

Development type	Levy per sqm
Residential (excluding SUEs)	£50
Residential SUEs	£50
Retail (excluding central zone)	£100
All other uses	£0

Central zone (nil retail charging)



Residential charging zone



- 2.2 The rates will be charged against the Gross Internal Floor Area (GIA). All new dwellings (use class C3) that are CIL liable will be charged in accordance with the Charging Schedule at 2.1. All other development (where charged) which exceeds 100 sqm will be charged at the charging rates published in the Charging Schedule at 2.1.
- 2.3 In certain circumstances where a development includes the demolition of an existing building the GIA to be demolished can be deducted from the proposed floor space and CIL is then only charged on the overall increase in floor space. Deductions in respect of demolition will apply where the building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted. Where there is insufficient information or information of insufficient quality on GIA on demolition Northampton Borough Council as the charging authority will deem the GIA to be zero.
- 2.4 For changes of use where there is no new floor space created CIL will not be chargeable provided the development has been in continuous lawful use for the previous six months.

- 2.5 Northampton Borough Council will calculate the amount of CIL payable (the chargeable amount) in respect of a chargeable development in accordance with the formulae set out at Regulation 40 of the Community Infrastructure Regulations 2010 (as amended). The charging rates proposed will be indexed to account for inflation using a nationally recognised index. Full details of the way in which CIL will be calculated, together with an overview of CIL and the Regulations can be found on the Government website: www.gov.uk
- 2.6 Once planning permission is granted, CIL Regulations encourage any party (such as a developer submitting a planning application, or a landowner), to take liability to pay the CIL charge. CIL liability runs with the land, therefore if no party assumes liability to pay before development commences the landowner will be liable to pay the levy.
- 2.7 In accordance with the Regulations, where applicable the Council will issue a Liability Notice that states the chargeable amount on grant of planning permission or as soon as possible after the grant of planning permission.
- 2.8 The charging rates are to be subject to indexing using the BCIS all in tender prices index. This will be applied on each anniversary of the introduction of CIL. This will be published on the Council's website.