



# **Community Infrastructure Levy Charging Schedule**

**February 2015**

# Community Infrastructure Levy - Draft Charging Schedule

## The Charging Authority

The Charging Authority is Dacorum Borough Council.

## Date of Approval

This Charging Schedule was approved by the Council on 25 February 2015.

## Date of Effect

This Charging Schedule will come into effect on the 1 July 2015.

## CIL Rates

The rate at which CIL is charged shall be:

Development Type	CIL rate (per square metre)			
	Zone 1: Berkhamsted and surrounding area	Zone 2: Elsewhere	Zone 3: Hemel Hempstead and Markyate	Zone 4: Identified Sites
Residential	£250	£150	£100	£0
Retirement Housing	£125	£0		
Convenience based supermarkets and superstores and retail warehousing (net retailing space of over 280 square metres)	£150			
Other	£0			
Retirement housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities amounting to less than 10% of the gross floor area. These premises often have emergency alarm systems and/or wardens. These properties would not however be subject to significant levels of residential care (C2) as would be expected in care homes or extra care premises.				

## The Charging Areas

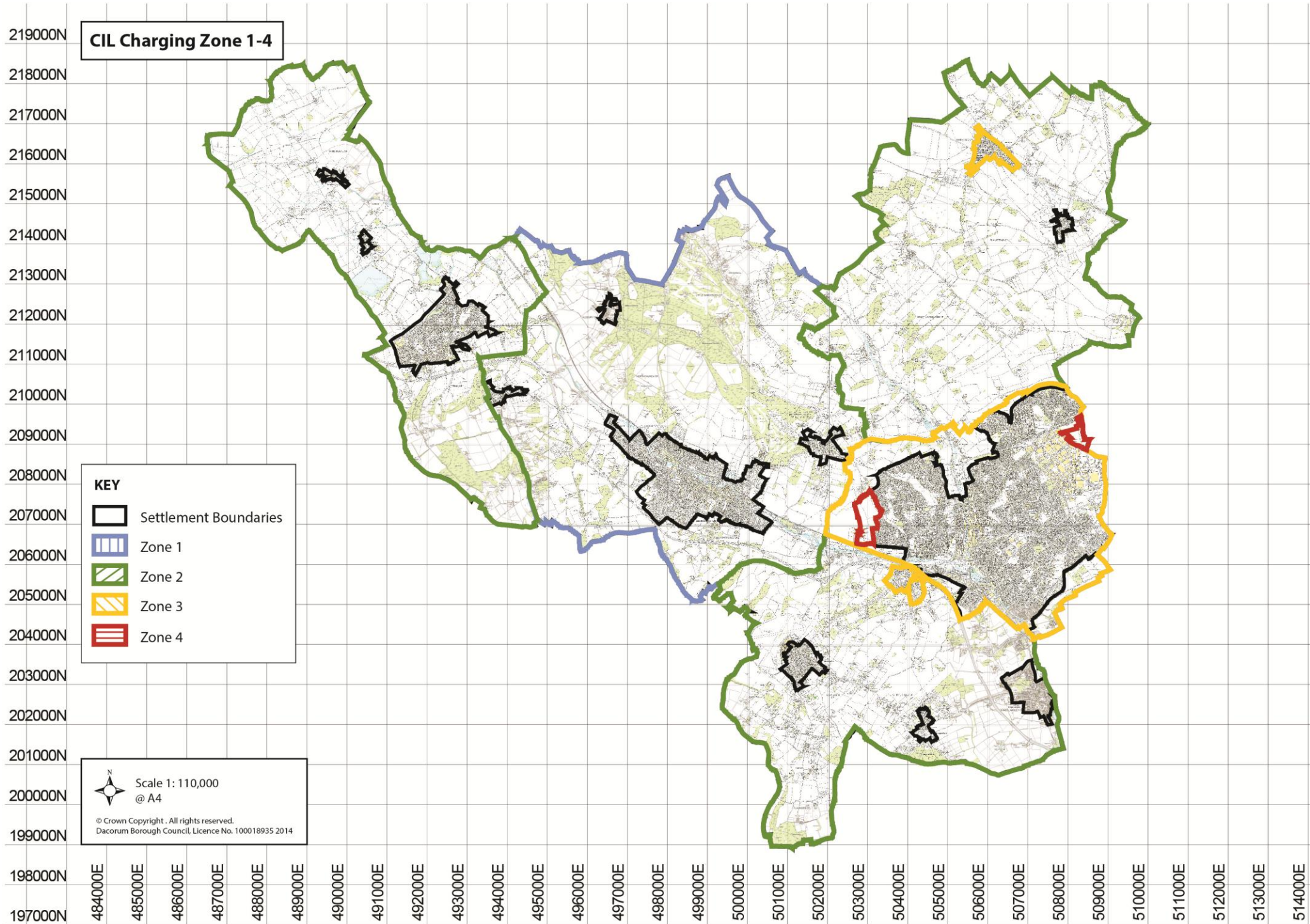
The Charging Areas are set out in the Community Infrastructure Levy Charging Area Map in Annex 1 of this schedule.

## Calculating the Chargeable Amount

The Council will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended). This calculation is set out in Annex 2 of this Schedule.

## **ANNEX 1 – MAPS**

# CIL Charging Zone 1-4



### KEY

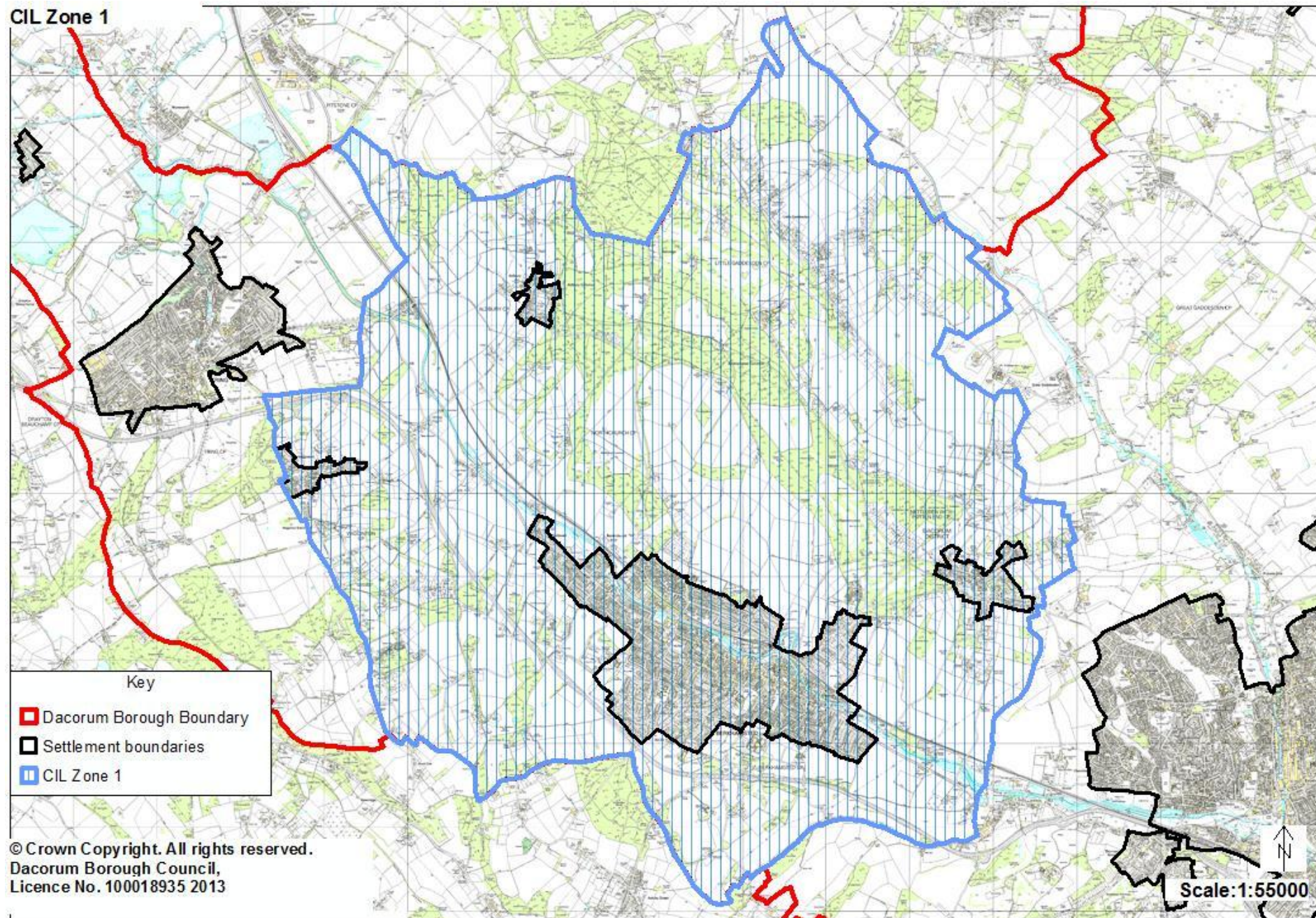
- Settlement Boundaries
- Zone 1
- Zone 2
- Zone 3
- Zone 4



Scale 1: 110,000  
@ A4

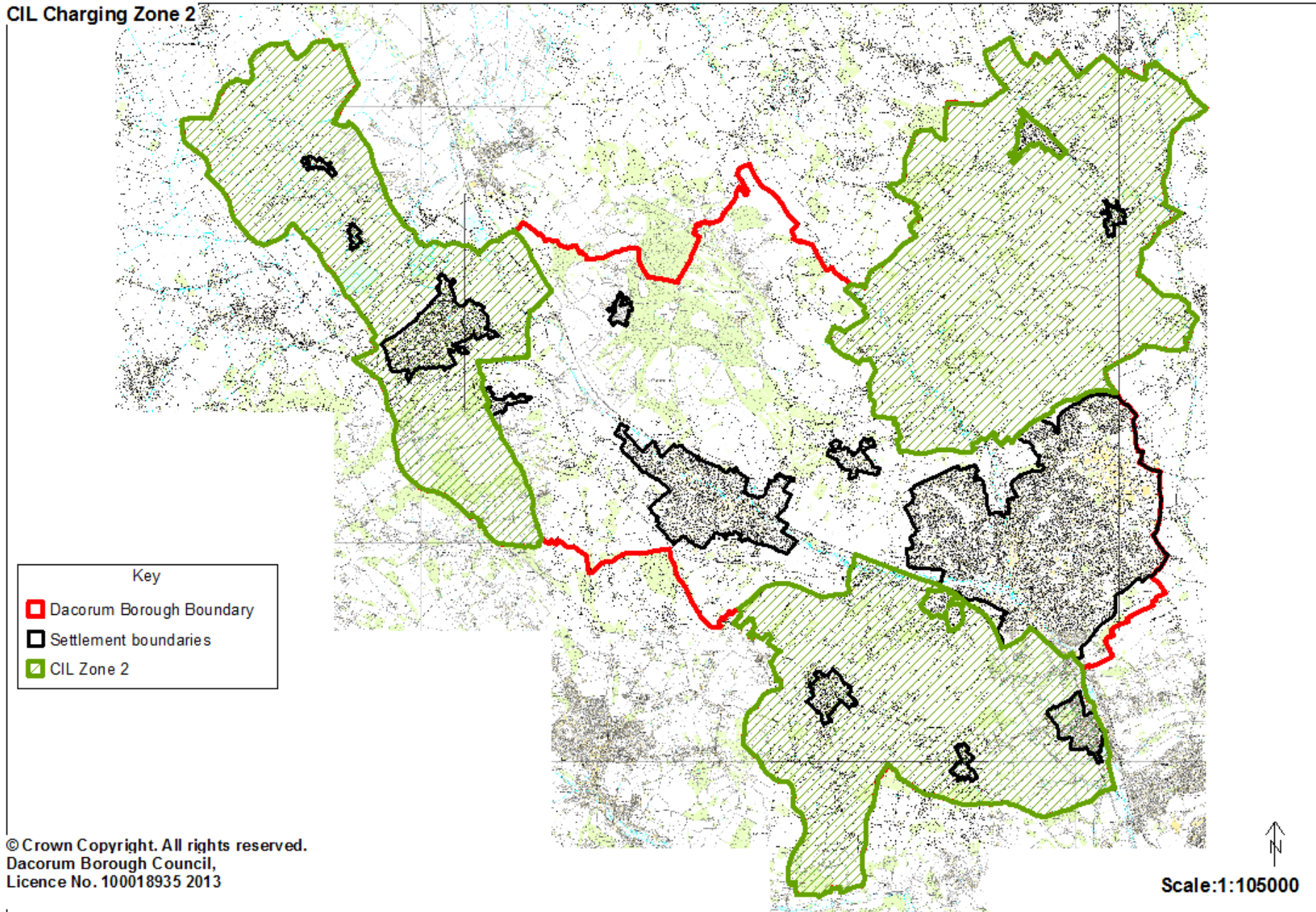
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# Zone 1: Berkhamsted and surrounding area



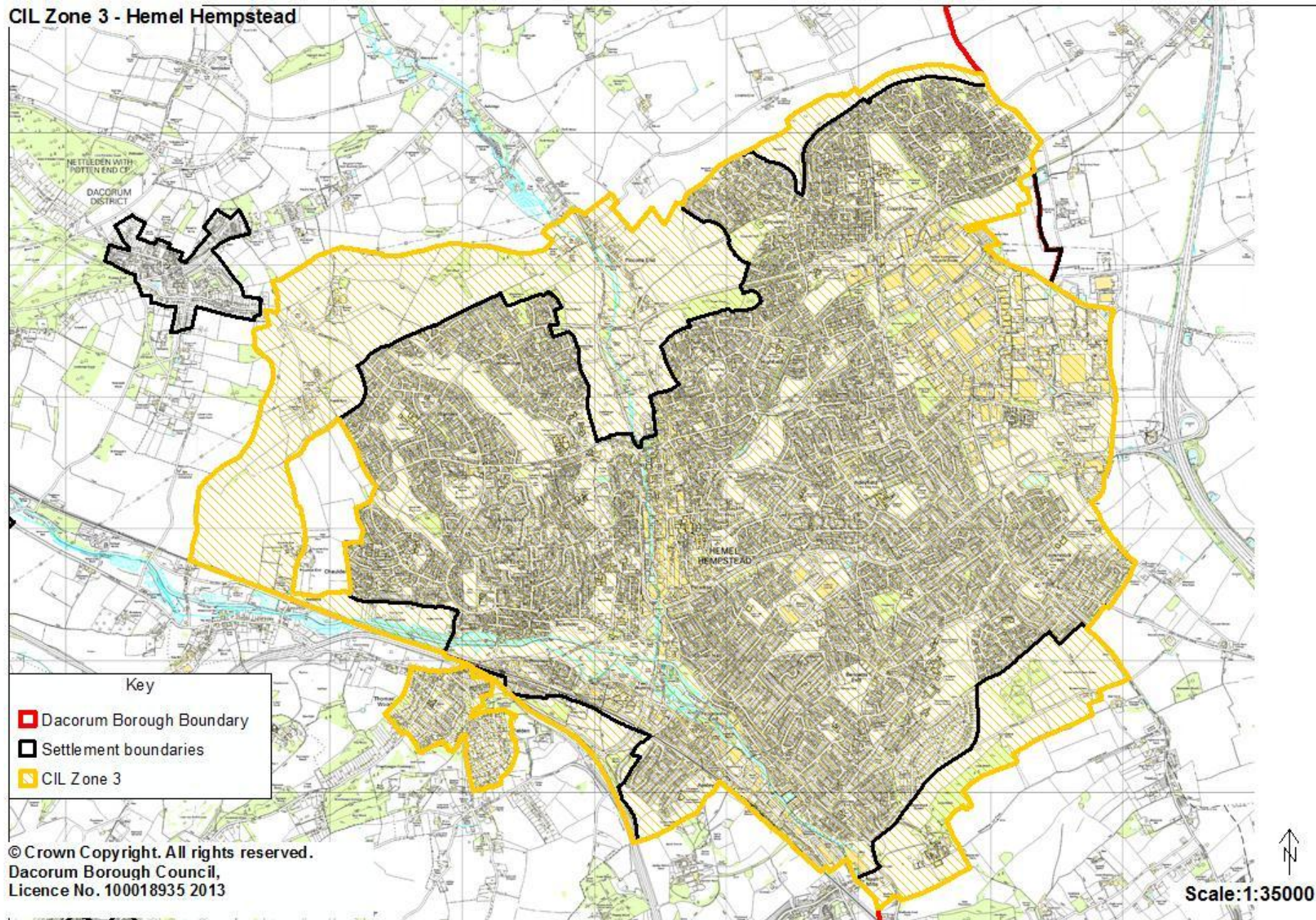
## Zone 2 - Elsewhere

### CIL Charging Zone 2



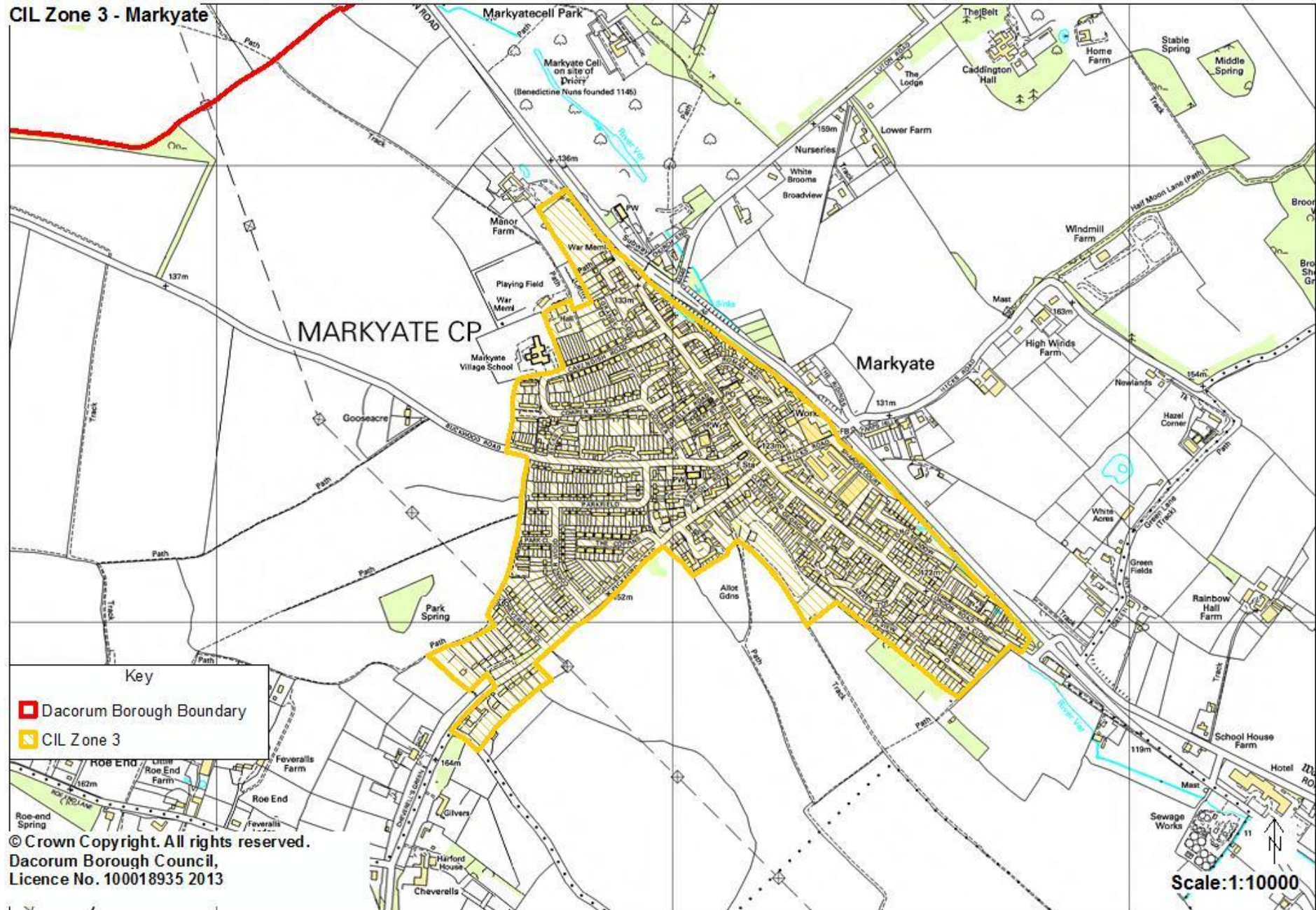
### Zone 3: Hemel Hempstead

CIL Zone 3 - Hemel Hempstead



# Zone 3: Markyate

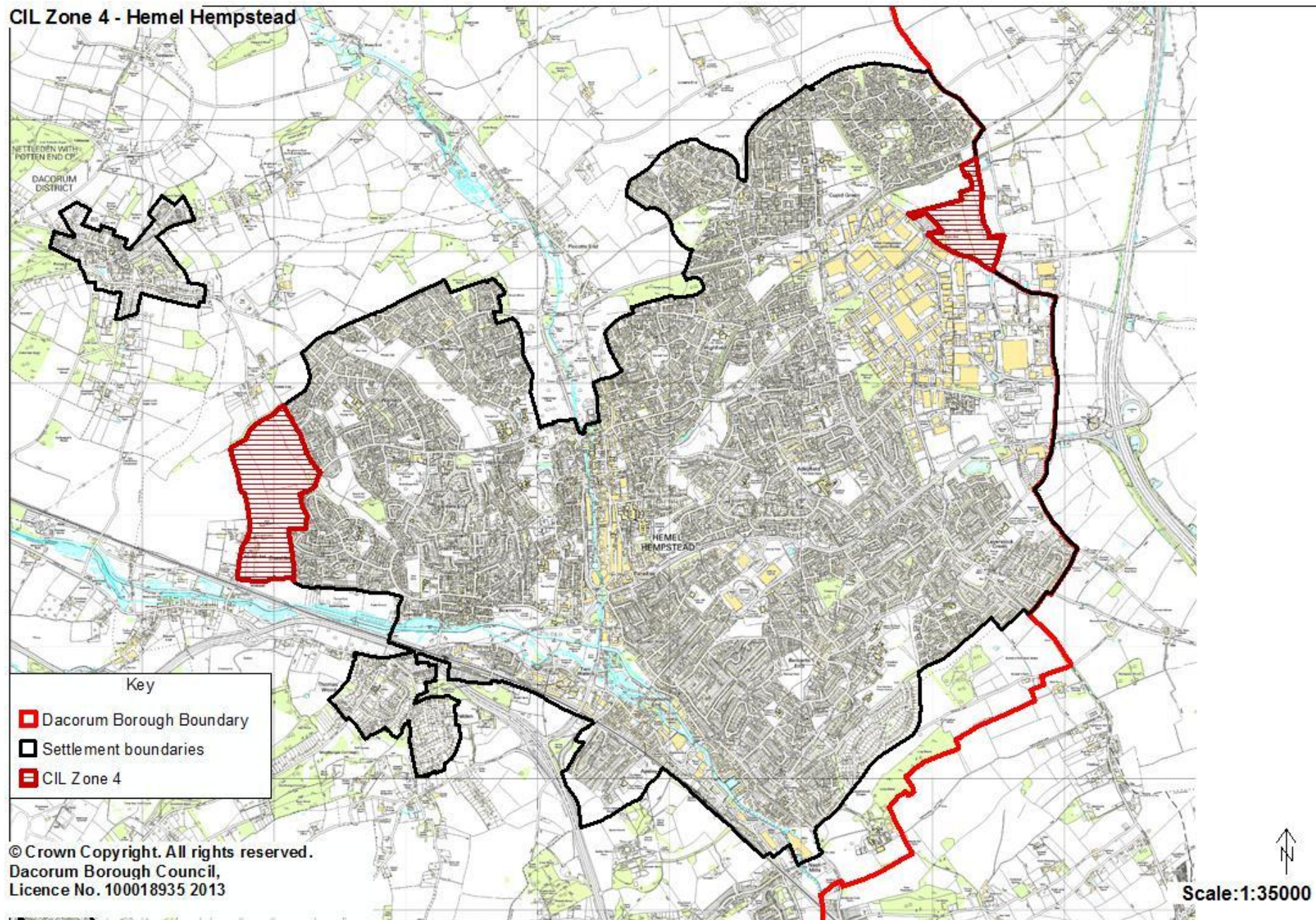
CIL Zone 3 - Markyate





## Zone 4: Identified Sites - Hemel Hempstead

CIL Zone 4 - Hemel Hempstead



## ANNEX 2 – CIL CALCULATION

The CIL charge must be calculated in accordance with Regulation 40 of the Community Infrastructure Regulations 2010 (as amended). This states that:

- 40 - (1) The Collecting Authority must calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with this regulation.
- (2) The chargeable amount is an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates.
- (3) But where that amount is less than £50 the chargeable amount is deemed to be zero.
- (4) The relevant rates are the rates at which CIL is chargeable in respect of the chargeable development taken from the charging schedule which are in effect –
- (i) at the time planning permission first permits the chargeable development; and
- (ii) in the area in which the chargeable development will be situated.
- (5) The amount of CIL chargeable at a given rate (R) must be calculated by applying the following formula –

$$\frac{R \times A \times I_P}{I_C}$$

Where –

A = the deemed net area chargeable at area rate R, calculated in accordance with (7);

I<sub>P</sub> = the index figure for the year in which planning permission was granted; and

I<sub>C</sub> = the index figure for the year in which the charging schedule containing rate R took effect.

(6) In this Regulation the index figure for a given year is –

- (i) The figure for 1<sup>st</sup> November for the preceding year in the national All-In-Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institute of Chartered Surveyors or
- (ii) If the All-In Tender Price Index ceases to be published the figure for 1<sup>st</sup> November for the preceding year in the retail price index.

(7) The value of A in paragraph (5) must be calculated by applying the following formula –

$$G_R - K_R - \left( \frac{G_R \times E}{G} \right)$$

Where

G = the gross internal area of the chargeable development;

G<sub>R</sub> = the gross internal area of the part of the development chargeable at rate R;

K<sub>R</sub> = the aggregate of the gross internal areas of the following –

- (i) retained parts of in-use buildings, and
- (ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development.

E = the aggregate of the following –

- (i) the gross internal area of parts of the in-use buildings that are to be demolished before completion of the chargeable development, and
- (ii) the second and subsequent phases of a phased planning permission, the value E<sub>x</sub> (as determined under paragraph (8)) unless E<sub>x</sub> is negative,

(8) The Value of  $E_x$  must be calculated by applying the following formula –

$$E_P - (G_P - K_{PR})$$

Where –

$E_P$  = the value of E for the previously commenced phase of the planning permission;  
 $G_P$  = the value of G for the previously commenced phase of the planning permission;  
 $K_{PR}$  = the total of the values of  $K_R$  for the previously commenced phase of the planning permission

(9) Where the collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building is an in-use building, it may be deemed it not to be an in-use building.

(10) Where the collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish -

- (i) Whether part of a building falls within a description in the definitions of  $K_R$  or E in paragraph (7); or
- (ii) The gross internal area of any part of a building falling within such a description,

It may deem the gross internal area of the building to be zero.

(11) In this regulation –

“building” does not include –

- (i) a building into which people do not normally go;
- (ii) a building into which people go only intermittently for the purposes of maintaining or inspecting machinery; or
- (iii) a building for which planning permission was granted for a limited period

“new build” means that part of the chargeable development which will comprise new buildings and enlargements to existing buildings.

“relevant building” means a building which is situated on the relevant land on the day planning permission first permits the chargeable development;

“relevant charging schedules” means the charging schedules which are in effect –

- (i) at the time planning permission first permits the chargeable development, and
- (ii) in the area in which the chargeable development will be situated;

“retained part” means part of a building which will be –

- (i) on the relevant land on completion of the chargeable development (excluding new build)
- (ii) part of the chargeable development on completion
- (iv) chargeable at rate R.