

Bournemouth Community Infrastructure Levy Charging Schedule

January 2016

Adopted January 2016

Effective from 1st March 2016



Building a Better Bournemouth

1 Introduction

Statement of Statutory Compliance

- 1.1 The Charging Schedule is issued, approved and published in accordance with Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011) and Community Infrastructure Levy Regulations 2010 (as amended 2011, 2012, 2013, 2014 and 2015).
- 1.2 In setting the CIL rates, in accordance with 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 area, 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 area.

The Charging Authority

- 1.3 The Charging Authority is Bournemouth Borough Council.

Date of Approval

- 1.4 This Charging Schedule was approved for adoption by Bournemouth Borough Council on 19th January 2016.

Date of Effect

- 1.5 The Charging Schedule takes effect from 1st March 2016.

2 CIL Rates

2.1 The rates at which CIL will be charged are set out in the table below. The boundary of the Town Centre AAP area is shown in Appendix 1.

Development Type	CIL Charge* per sqm
Residential development (including retirement and extra care housing¹) outside the Town Centre AAP area	£70
Residential development (including retirement and extra care housing ¹) inside the Town Centre AAP area	£0
Offices	£0
Light Industrial/warehousing	£0
Student accommodation	£40
Comparison Retail inside the Town Centre AAP area	£0
Comparison Retail outside the Town Centre AAP area	£250
Large scale Convenience Retail / Supermarkets inside the Town Centre AAP area	£250
Large scale Convenience Retail / Supermarkets outside the Town Centre AAP area	£250
Small scale Convenience Retail inside the Town Centre AAP area	£134
Small scale Convenience Retail outside the Town Centre AAP area	£134
Hotels	£0
Mixed leisure	£0
Public service and community facilities	£0
Other (standard charge) uses	£0

*Please note that the CIL rates are subject to indexation and will change from 1st January 2017 and thereafter annually on 1st January each year. Please refer to paragraph 2.2 for information on calculation of CIL charge.

Use Definitions

Comparison Retail - a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods.

Large scale Convenience Retail / Supermarkets – Usually over 280 sq m net retail floorspace, which exceeds the Sunday Trading Act threshold. Selling

mainly everyday essential items including food, drinks, newspapers/magazines and confectionery. Provide for weekly food shopping.

Small scale Convenience Retail – Between 100 sq m and 280 sq m net retail floorspace, which is less than the Sunday Trading Act threshold. Selling mainly everyday essential items including food, drinks, newspapers / magazines and confectionery. Provide for “top-up” food shopping.

- Stores which sell a mixture of convenience and comparison goods should be categorised according to their main use, which is taken to mean more than 50% comparison or convenience retail.
- Where no particular form of retail use is conditioned, the Local Planning Authority will assume that the ‘intended use for the CIL charging purposes will be mainly convenience retail and thus the convenience retail rate will be applied, as an open ended permission would allow this.

Retirement housing – also known as sheltered housing. These are defined as groups of dwellings, often flats and bungalows, that provide independent, self-contained homes. There is likely to be some element of communal facilities, such as a lounge or warden.

Extra-care housing – also known as assisted living. Housing with care where people live independently in their own flats but have access to 24 hour care and support. Varying amounts of care and support can be offered, normally as part of a care package with additional fees to pay for the services and facilities. These schemes will usually have their own staff and may provide one or more meals a day.

These types of older persons housing would not provide the same level of care as residential care or nursing homes where residents do not live in self contained accommodation and where 24 hour personal care and/or nursing care and/or nursing care is provided together with all meals.

Other standard charge uses – Peripheral types of development such as sui generis uses that are not central to the delivery of the Core Strategy. The Economic Viability Report October 2014 recommends that a zero CIL is charged on building uses not specifically dealt with in the charging schedule.

Calculation of the CIL charge

- 2.2 The chargeable amount will be calculated using the formula set out in Regulation 40 of the CIL Regulations 2010 (as amended 2011, 2012 and 2014) Please see <http://www.legislation.gov.uk/ukxi/2014/385/regulation/6/made> for the full regulation.

Appendix 1: Town Centre AAP Area Boundary

