

Exeter Community Infrastructure Levy: Partial review Draft charging schedule



Consultation version
December 2022



Exeter
City Council

**Community Infrastructure Levy
Draft Charging Schedule**

December 2022

For consultation

DRAFT

Section 211(1), Planning Act 2008 (as amended)

Part 3, CIL Regulations 2010 (as amended)

1 The Charging Authority

Exeter City Council is the 'Charging Authority'

2 Date of approval

This Charging Schedule was approved by the Council on DAY/MONTH/YEAR: To be added in future

3 Date that effect

This charging schedule will come into effect on DAY/MONTH/YEAR: To be added in future

4 CIL rates

The Council intends to charge different rates of CIL according to the land use of a proposed development (expressed as pounds per square metre) and by the area where a proposed development is situated, as set out in Table 1. The rates will generally be levied against the gross internal floor area of all new dwellings/residential units (irrespective of size) and all other new development exceeding 100 square metres. There are exemptions for affordable housing custom and self-build proposals, buildings into which people do not normally go and buildings used by charities.

Table 1 CIL rates

Development Use	Levy (per sq m)	Notes
Residential (excluding Use Class C2 and residential uses identified below as flatted, build to rent, purpose build student accommodation and co-living)	£80*	<i>Part of October 2013 Charging Schedule - indexed to £118.57 for permission granted in 2022</i>
Flatted residential – homes with neighbouring uses above and/or below	£0	<i>New rate for 2022 Draft Charging Schedule</i>
Build to Rent – purpose built housing, rented out and professionally managed in single ownership and management control	£50	<i>New rate for 2022 Draft Charging Schedule</i>
Purpose built student accommodation (PBSA) - student housing whose occupation is limited to students by planning permission or planning obligation	£150	<i>New rate for 2022 Draft Charging Schedule</i>
Co-living – purpose built managed rental accommodation comprising private living units with communal facilities, under professional management	£50	<i>New rate for 2022 Draft Charging Schedule</i>
Retail (includes former Use Classes A1–A5†) outside the city centre:	£125*	<i>Part of October 2013 Charging Schedule - indexed to £185.27 for permission granted in 2022</i>
All other development	£0*	

* Rates that are not amended as part of the Partial Review of the CIL Charging Schedule will be indexed for inflation in accordance with the CIL Regulations 2010 (as amended) based on the date of their original effect in the original CIL Charging Schedule (October 2013) to the date of final approval (expected 2023). The updated indexed figures will be provided as part of the final reviewed CIL Charging Schedule at the point of final approval (expected 2023) rather than in this Draft Charging Schedule document.

†: Retail is defined as uses that fall within Classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order, and related sui generis uses

In accordance with Government guidance, the rates have been set on the basis of the intended use of development. The definition of ‘use’ for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes)

Order 1987 (as amended) although reference has been made in Table 1 to use classes in that Order to provide a useful reference point. Therefore the reference made to the use classes is not limited to those use classes.

5 Charging zones

Charging Zones are set out in the accompanying map at Figure 1. The Exeter Local Plan First Review City Centre Inset Map provides a more detailed definition of the city centre which is used to determine retail charges. It is available from:

http://pub.exeter.gov.uk/asp/local_plan/map_htm/city/city_072.htm ,

6 How the chargeable amount will be calculated

The amount to be charged for each development will be calculated in accordance with Schedule 1 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in Schedule 1, the relevant rate (R) is the rate for each charging zone/use shown in Table 1.

7 Statutory compliance

The Charging Schedule will be issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

8 Further information

Further information on the Community Infrastructure Levy is available on the Council's website:

<https://exeter.gov.uk/planning-services/payments-from-developers/community-infrastructure-levy-cil/what-is-the-cil/>

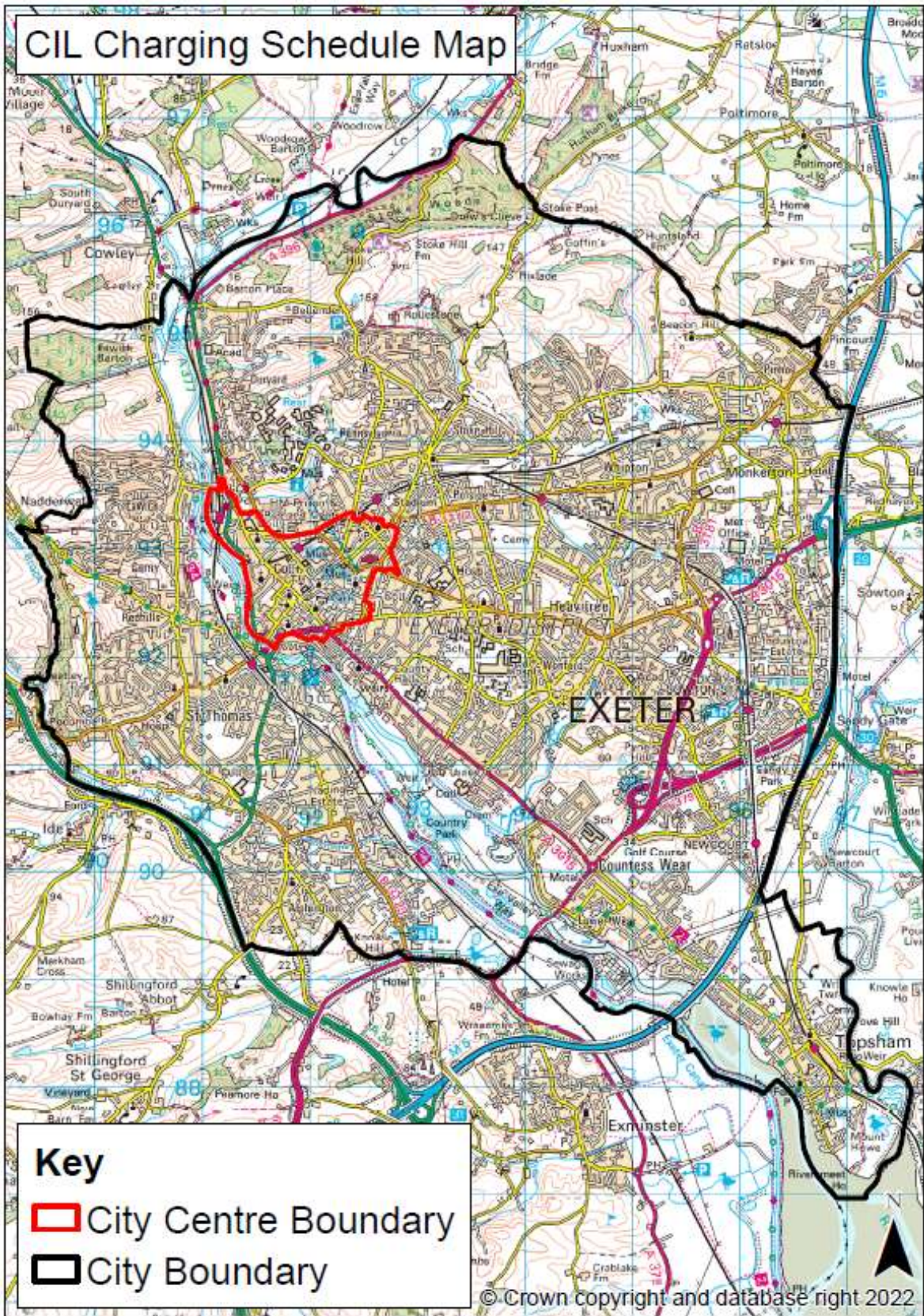


Figure 1 Community Infrastructure Levy Charging Zones



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