

## **APPENDIX 1 – DRAFT CHARGING SCHEDULE WITH MODIFIED MAPS**



# **Community Infrastructure Levy Draft Charging Schedule**

**January 2014**

# 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 (date to be inserted following examination and Council approval)

## Date of Effect

This Charging Schedule will come into effect on the 1<sup>st</sup> January 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

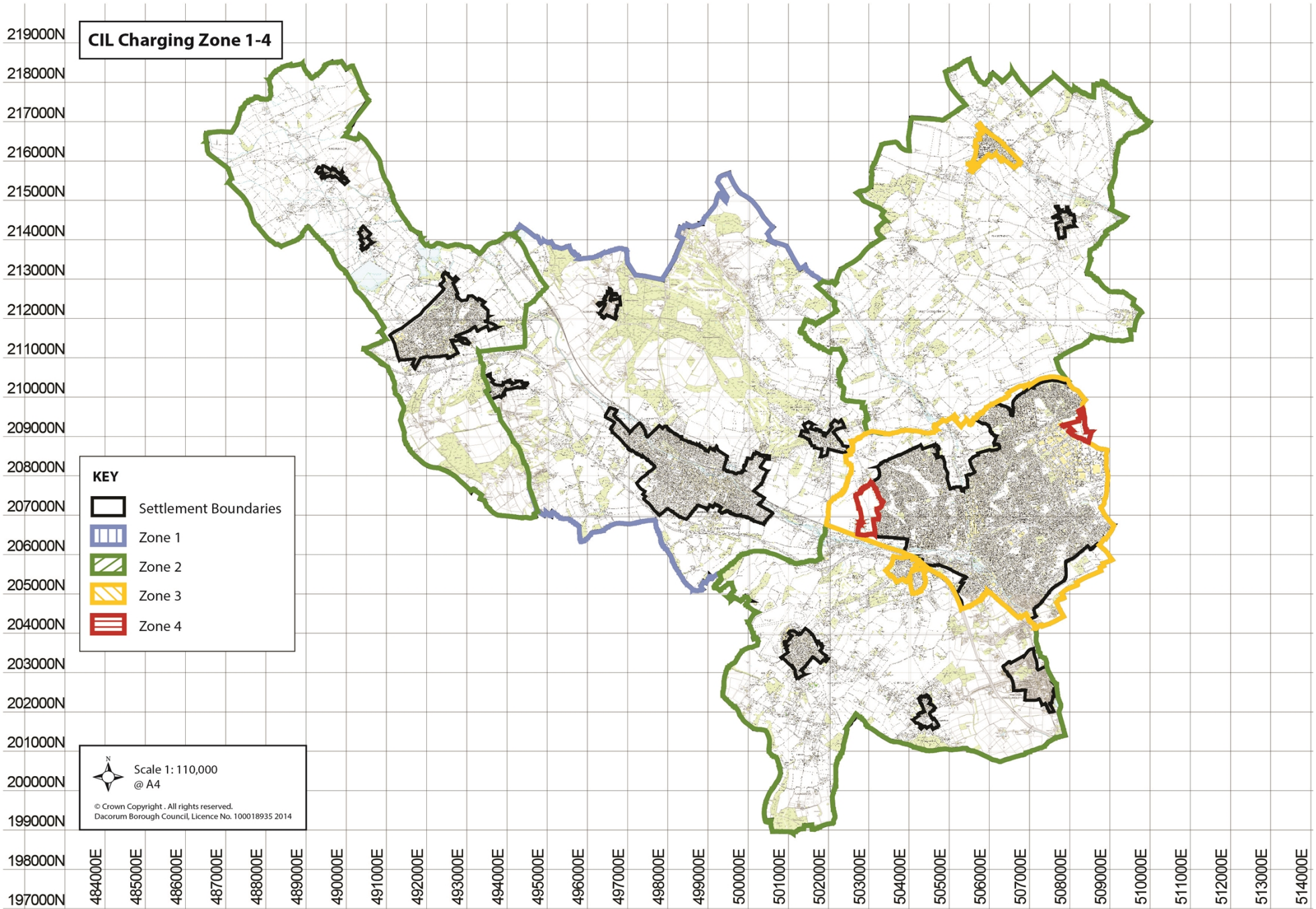
The Charging Areas are set out in the Community Infrastructure Levy Charging Area Map in Annex 1 of this schedule

## 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**

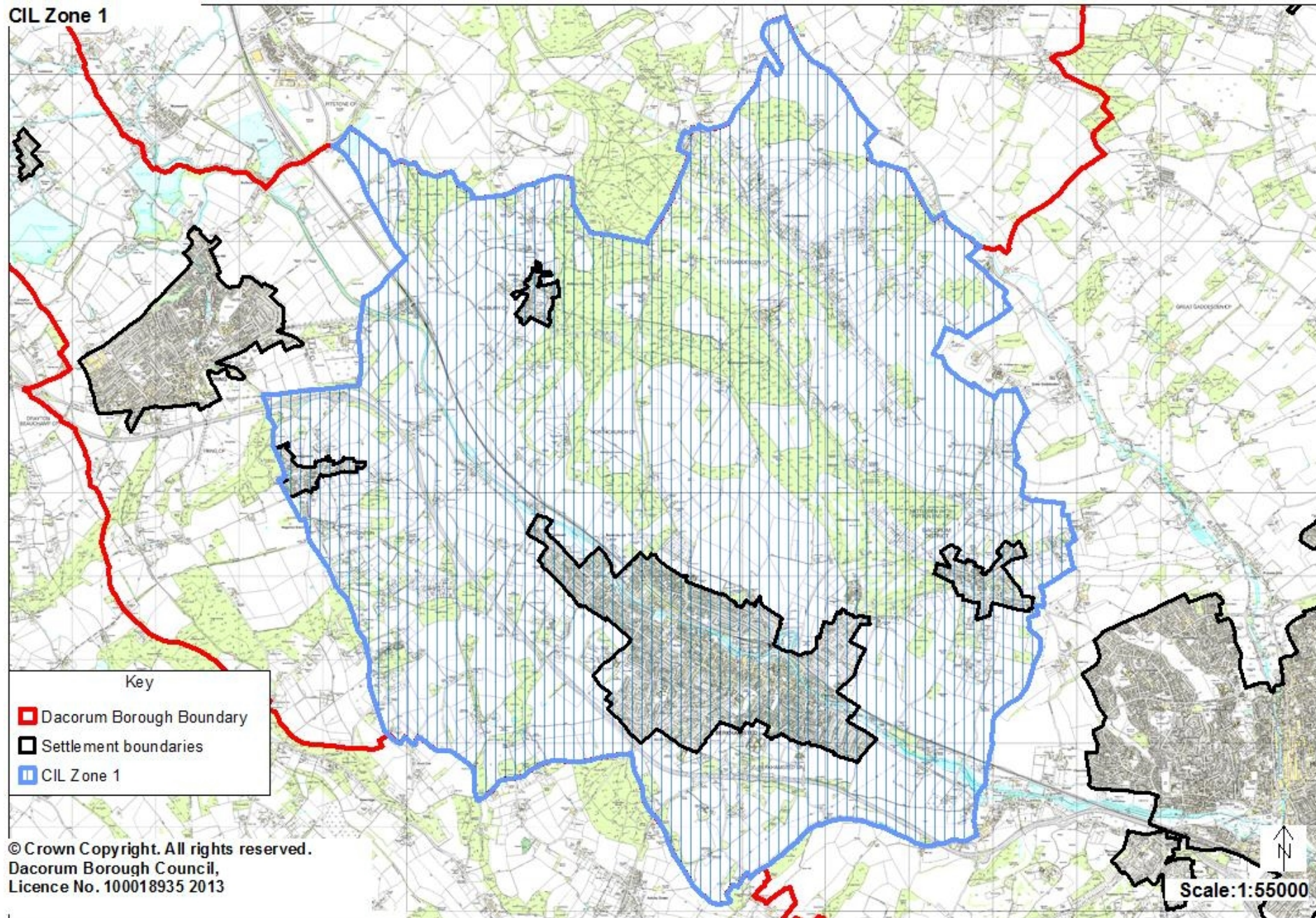






# Zone 1: Berkhamsted and surrounding area

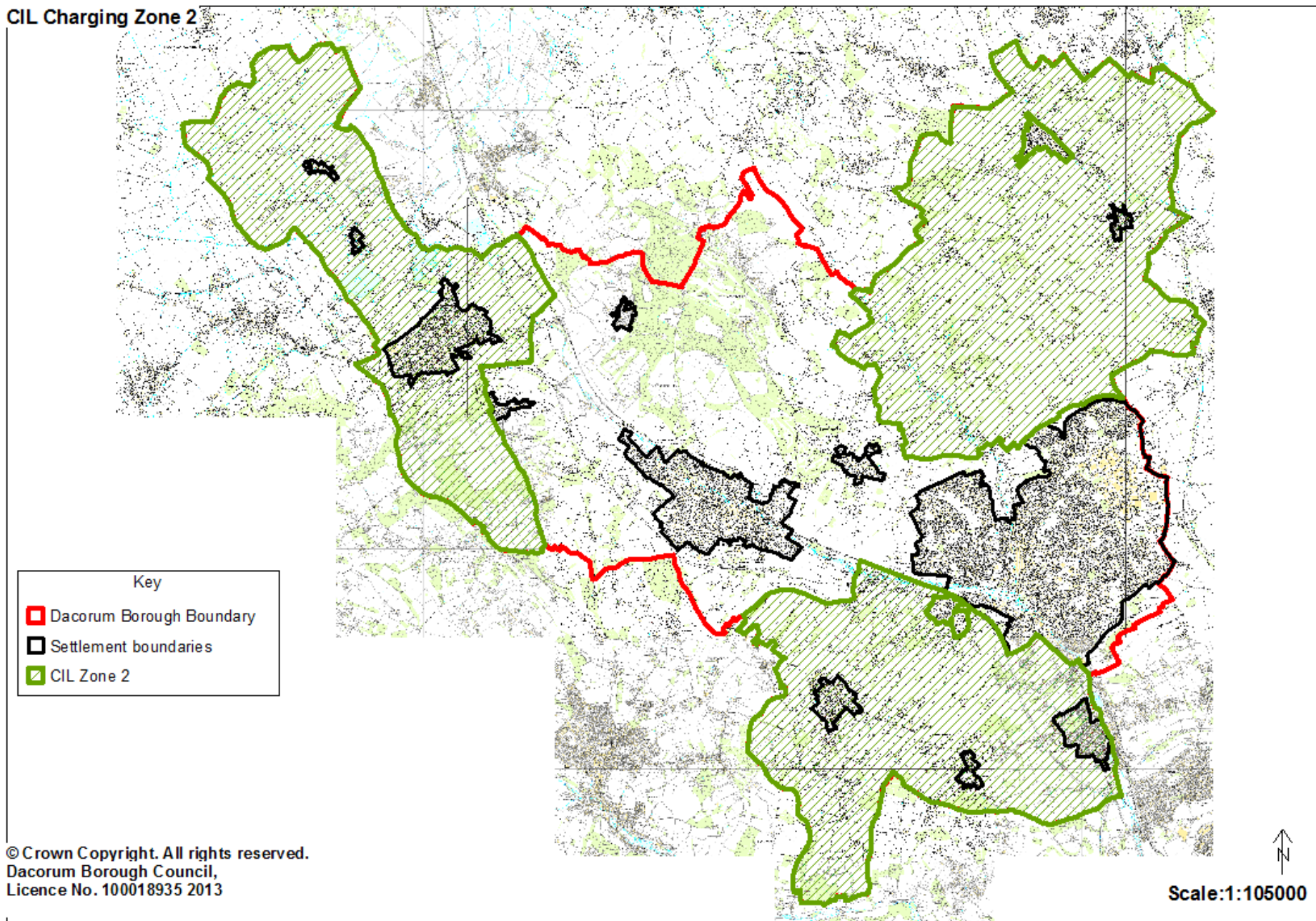
CIL Zone 1





## Zone 2 - Elsewhere

### CIL Charging Zone 2



#### Key

- Dacorum Borough Boundary
- Settlement boundaries
- CIL Zone 2

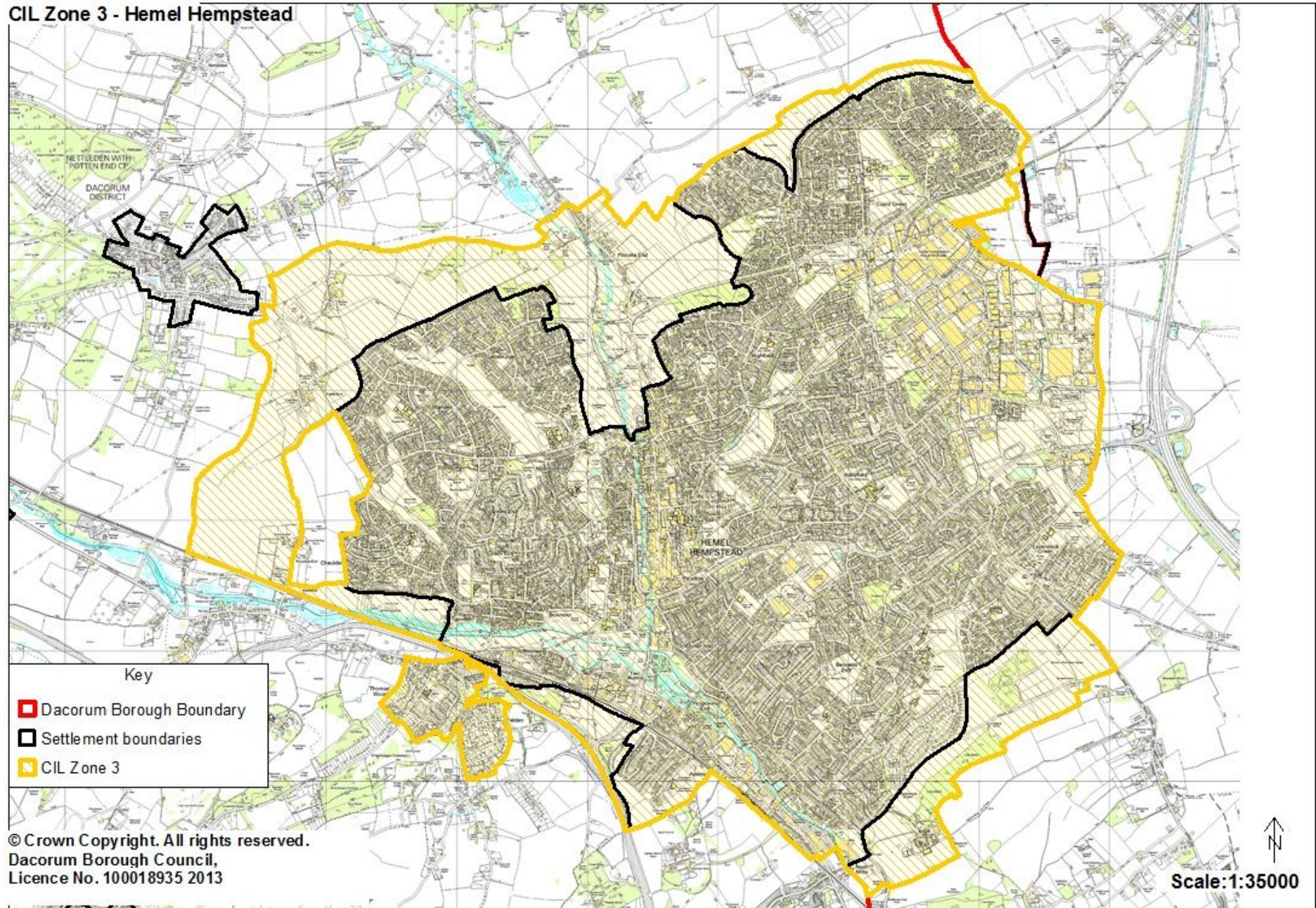
© Crown Copyright. All rights reserved.  
Dacorum Borough Council,  
Licence No. 100018935 2013

↑  
N  
Scale:1:105000



## Zone 3: Hemel Hempstead

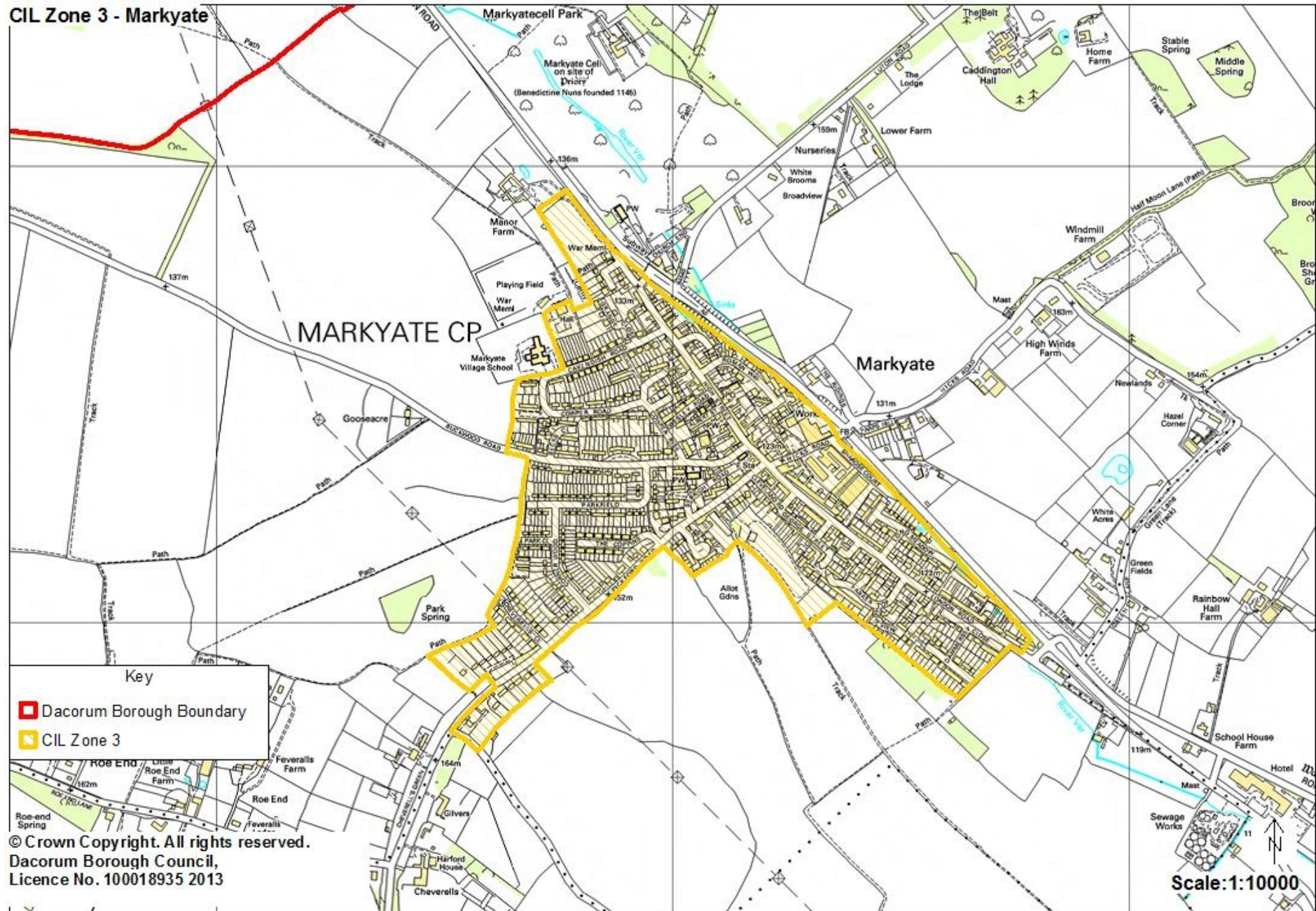
CIL Zone 3 - Hemel Hempstead





### Zone 3: Markyate

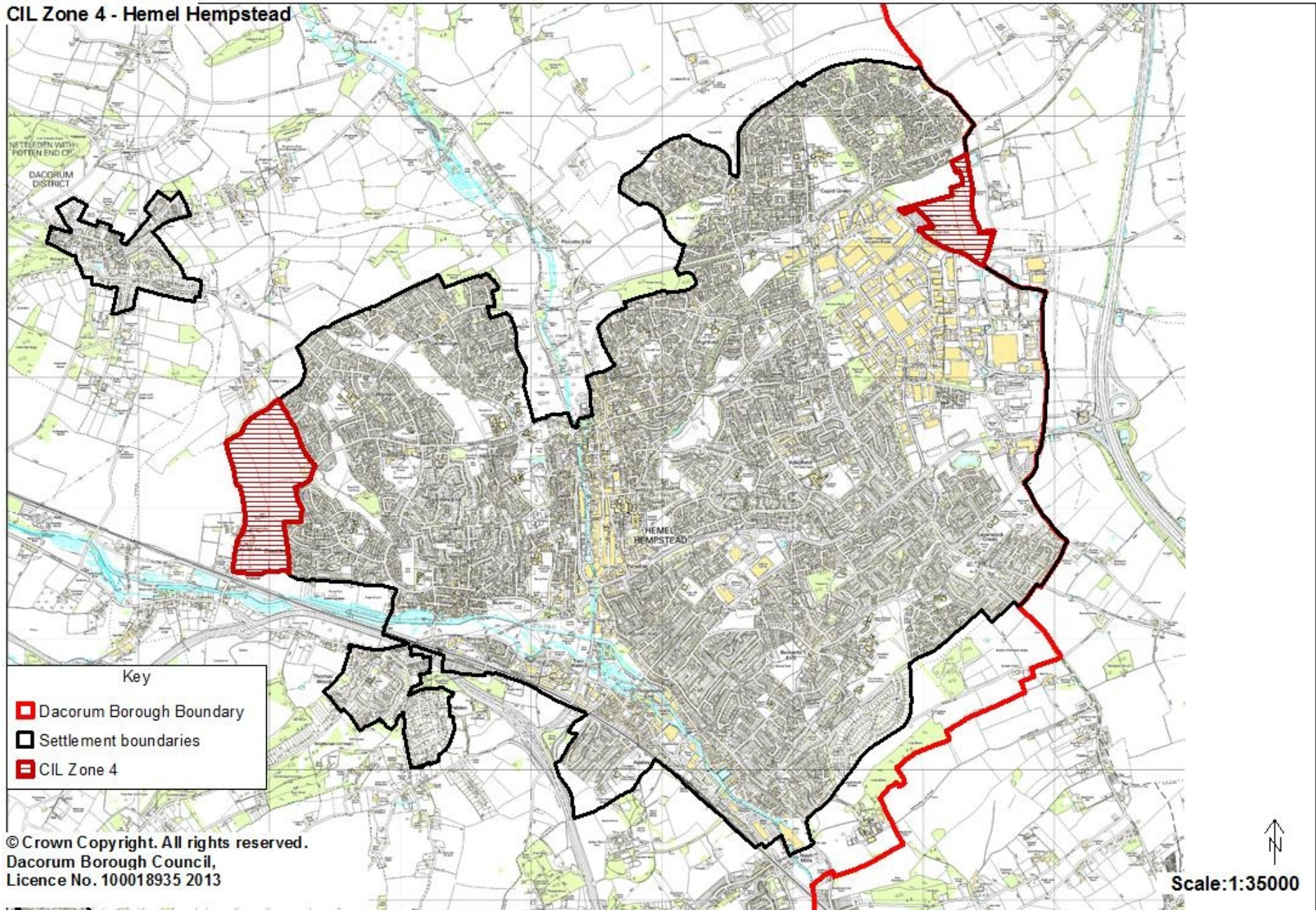
CIL Zone 3 - Markyate





## 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 –
- (a) at the time planning permission first permits the chargeable development; and
- (b) 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 rate R;

$I_P$  = the index figure for the year in which planning permission was granted; and

$I_C$  = the index figure for the year in which the charging schedule containing rate R took effect.

- (6) 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;

$G_R$  = the gross internal area of the part of the development chargeable at rate R;

E = an amount equal to the aggregate of the gross internal areas of all buildings which –

- (a) on the day planning permission first permits the chargeable development, are situated on the relevant land and in lawful use; and
- (b) are to be demolished before completion of the chargeable development; and

$K_R$  = an amount equal to the aggregate of the gross internal area of all buildings (excluding any new build) on completion of the chargeable development which –

- (a) on the day planning permission first permits chargeable development are situated on the relevant land and in lawful use;
- (b) will be part of the chargeable development upon completion; and
- (c) will be chargeable at rate R.

- (7) The index referred to in paragraph (5) is 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; and the figure for a given year is the figure for the 1<sup>st</sup> November of the preceding year.

- (8) But in the event that the All-in Tender Price Index ceases to be published, the index referred to in paragraph (5) is the retail price index; and the figure for a given year is the figure for November of the preceding year.

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

- (a) the gross internal area of the building situated on the relevant land; or
- (b) whether a building situated on the relevant land is in lawful use,

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

(10) For the purpose of this regulation a building is in use if a part of that building has been in use for a continuous period of at least six months within the period of 12 months ending on the day planning permission first permits the chargeable development.

(11) In this regulation “building” does not include –

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

(12) In this regulation “new build” means that part of the chargeable development which will comprise new buildings and enlargements to existing buildings.