

Worthing Borough Council

Community Infrastructure Levy
Revised Draft Charging Schedule

June 2020

DRAFT FOR CONSULTATION
30TH JUNE – 25TH AUGUST 2020



WORTHING BOROUGH
C O U N C I L

Consultation Overview

This consultation on the revised CIL draft charging schedule is a key stage in the process of revising a CIL charging schedule. Following the consultation period, the draft charging schedule, together with the representations received, will be submitted to the Secretary of State prior to an Examination being held.

Comments on the revised draft charging schedule should be addressed to:

Revised CIL draft charging schedule

Planning Policy

Worthing Borough Council,

Portland House,

44 Richmond Road,

Worthing,

BN11 1HS

Or by emailing: planning.policy@adur-worthing.gov.uk

For any queries, please call 01903 239999

The Council has approved this document for consultation. It is published for an eight week consultation period starting on **Tuesday 30th June** until **Tuesday 25th August 2020**.

Representations on the revised draft charging schedule will be made available to the person appointed to examine the soundness of the document during an independent examination. **Persons making representations may request the right to be heard by the examiner. Requests must be made in writing before the end of the consultation period.**

Please note that comments received cannot be treated as confidential as all comments must be publicly available in accordance with government regulations. Please be aware that Worthing Borough Council and Adur District Council work in partnership and information may be shared across the two organisations.

Next Steps (indicative timetable)

- ☐ Revised draft charging schedule consultation ends August 2020
- ☐ Submission of revised draft charging schedule Autumn 2020
- ☐ Examination of revised draft charging schedule Winter 2020
- ☐ Adoption of revised CIL charging schedule Spring 2021

Name of charging authority	Worthing Borough Council
Rates at which CIL is to be chargeable	CIL will be charged in pounds sterling (£) per square metre, of net additional floorspace (gross internal area), at differential rates according to the Table(s) of this schedule.
Charging Zones	The charging area to which CIL will be applied covers all areas of the Borough apart from land that is designated as being within the South Downs National Park – as identified in Appendix 1 of this Schedule.
How will the charge be calculated?	<p>The Borough Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out in Schedule 1 of the CIL Regulations (as amended). The Council will calculate the ‘chargeable amount’ using the rates set out below multiplied by the gross internal area (GIA) of the new building(s), taking demolished floorspace into account. The GIA will be measured in accordance with the Royal Institute of Chartered Surveyors (RICS) Code of Measuring Practice and the rates will be indexed linked to the ‘All-in Tender Price Index’ published by RICS.</p> <p>More information can be found in the ‘Worthing CIL - Process Guide’ on the Council’s website.</p>
BCIS Tender Price Index (at Date of Charging Schedule)	?
Date charging schedule was approved	?
Date on which the charging schedule took effect	?
Further Information	<p>Further information and copies of the evidence base and Hearing documents are available to view, by appointment, at Portland House and on the Council’s website:</p> <p>https://www.adur-worthing.gov.uk/worthing-cil-review/</p> <p>Contact:</p> <p>Planning Policy</p> <p>01903 239999</p> <p>planning.policy@adur-worthing.gov.uk</p>

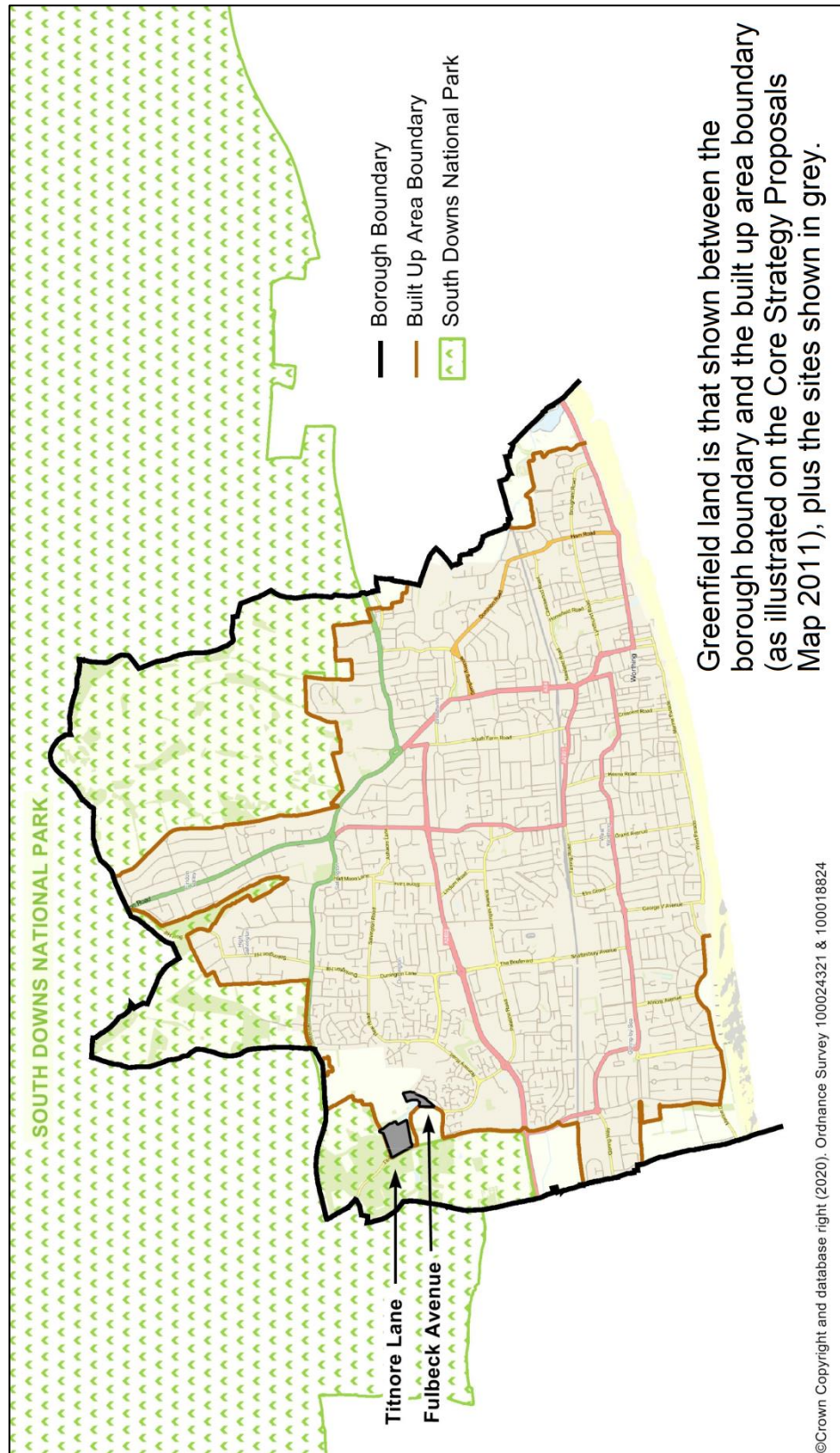
Table 1: CIL charge rates

Use	Development Type	Levy (£/m ²)
Residential (Use Class C3) Including retirement/sheltered housing	10 dwellings or less (all dwelling types)	£125
	More than 10 dwellings (excluding Flatted development)	£125
	Flatted development of more than 10 dwellings	£25
	Extra Care Housing	£0
	Greenfield housing development (greenfield land shown on map in Appendix 1)	£200
Retail (Use Class A1)	Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.)	£150
	Other forms of retail	£0
All other development		£0

Note: For mixed use schemes on PDL, of more than 10 dwellings, the flatted part of the development would be charged at £25/sq.m. and the housing part of the development would be charged at £125/sq.m.

The rates above will be index linked to the CIL Index published by RICS, in accordance with Schedule 1 of the CIL Regulations.

Appendix 1



Note; An online version of the map can be found here;
<https://www.adur-worthing.gov.uk/maps/worthing-cil-map/>