

Worthing Borough Council

**Community Infrastructure Levy
Revised Draft Charging Schedule**

October 2020

DRAFT FOR SUBMISSION

October 2020



**WORTHING BOROUGH
COUNCIL**

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Executive Summary Table

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 ¹ (gross internal area) <u>that meets the 'lawful in-use test'</u> , 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	?
<u>Consultation Stages</u>	<u>The Council's Draft Charging Schedule was published for consultation between 30th June and 25th August 2020. Comments received are summarised in the Statement of Representations. Consultation was undertaken in accordance with CIL Regulation 16.</u>
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: https://www.adur-worthing.gov.uk/worthing-cil-review/</p> <p>Contact: Planning Policy, 01903 239999, planning.policy@adur-worthing.gov.uk</p>

¹ 'The total gross internal area proposed (including change of use, basements and ancillary buildings) in square metres minus the gross internal area to be lost by change of use or demolition in square metres'

Introduction

The Draft Charging Schedule has been prepared in accordance with the CIL Regulations 2010 (as amended).

What is CIL?

CIL is a tariff which will allow funds to be raised from new building projects in Worthing. The money raised must be used to help fund a wide range of infrastructure to support development across the Council's area. CIL is intended to supplement rather than replace other funding streams. The levy is a fixed, non-negotiable charge relative to the size and type of the chargeable development (although there are some exemptions available). CIL is payable on 'development which creates new or additional floor space where the gross internal area is 100sq. m. or more, or where an additional dwelling is created'. The majority of development providing an addition of less than 100sq. m. will not pay. Exemptions and relief for certain developments may be available.

CIL is charged in £ per square metre and is levied on the gross internal area (GIA) of the liable development. The CIL charge depends on the size, type and location of the development proposed. Where buildings are demolished to make way for new buildings, the charge will be based on the floorspace of the new buildings less the floorspace of the demolished buildings. However, the applicant must demonstrate that the existing floorspace has been in continuous lawful use for at least six months in the last three years (prior to development being permitted), with evidence supplied to support the claim.

The Charging Authority must keep the rates up-to-date to reflect market conditions and any other criteria in a Charging Schedule. Hence, this revised Charging Schedule seeks to amend the rates which were set back in 2015. When setting the rates, the Council must show that there is an appropriate an appropriate balance between the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, and the potential effects of the CIL rates on the economic viability of development across its area.

CIL is now the principle mechanism for collecting infrastructure contributions from new development in the Borough. Despite this, there is still be a role to play for Planning Obligations (S106 agreements / unilateral undertakings) for affordable housing and for the provision of site specific infrastructure necessary for the development to take place.

The Council's Developer Contributions Supplementary Planning Document (SPD) sets out further information on CIL and provides a clear understanding of how the Council proposes to manage infrastructure contributions in the future (including the relationship between CIL and Planning Obligations). The Council has also published a 'CIL Process Guide' to clarify how and when CIL will be calculated, collected and spent.

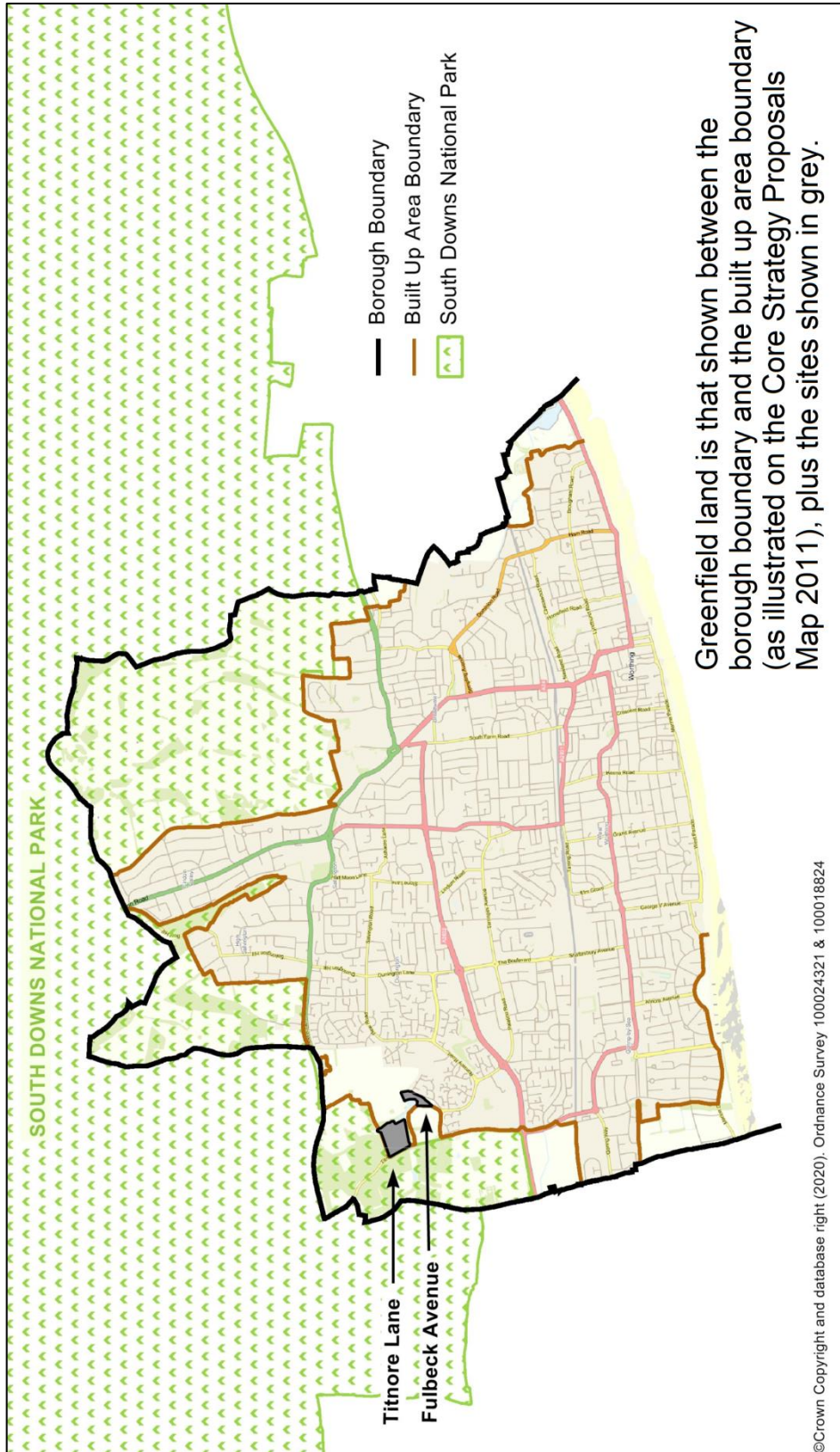
Table 1: CIL charge rates

Use	Development Type	Levy (£/m ²)
Residential 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	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/>