



# South Northamptonshire Council

## South Northamptonshire Council Community Infrastructure Levy Draft Charging Schedule – As Modified – January 2015



West Northamptonshire  
Joint Planning Unit

January 2015

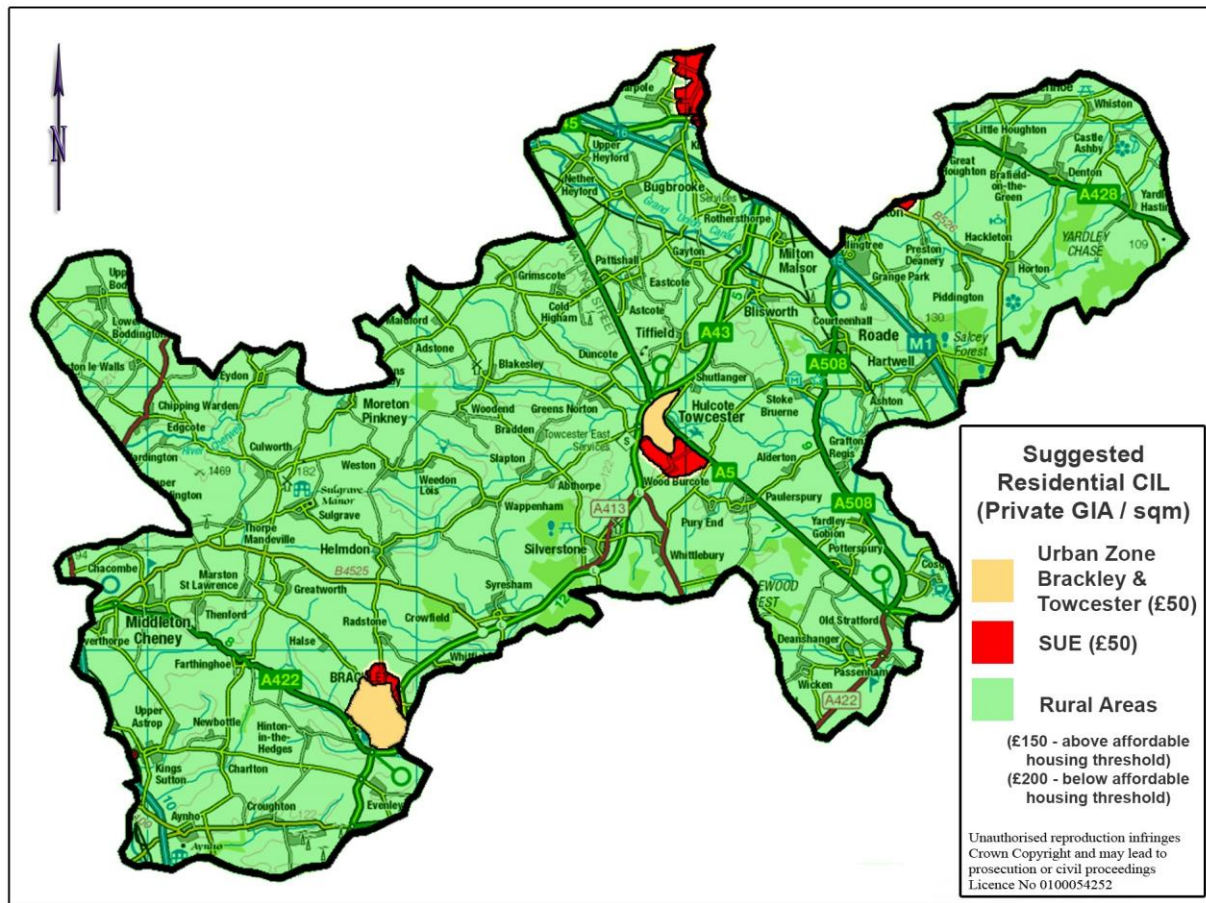
### 3. The Draft Charging Schedule

3.1 Below are the Community Infrastructure Schedule Levy charging rates proposed by South Northamptonshire Council.

#### South Northamptonshire Council Draft Charging Schedule

Development type	Levy per sqm
Residential Urban Zone and SUEs	£50
Residential Rural Zone	£150
Residential Rural Zone (sites below affordable housing threshold)	£200
Retail	£100
All other uses	£0

#### Residential charging zones



**CIL - South Northamptonshire**

- 3.2 The rates will be charged against the Gross Internal Floor (GIA) area of all new dwellings (within use class C3) and development exceeding 100 sqm.
- 3.3 In certain circumstances where a development includes the demolition of an existing building the GIA to be demolished can be deducted from the proposed floor space and CIL is then only charged on the overall increase in floor space. Deductions in respect of demolition will only apply where the building has been in continuous lawful use for at least six months in the 3 years prior to the development being permitted. Where there is insufficient information or information of insufficient quality on GIA on demolition South Northamptonshire Council as the charging authority will deem the GIA to be zero.
- 3.4 For changes of use where there is no new floor space created CIL will not be chargeable provided the development has been in continuous lawful use for the previous six months.
- 3.5 South Northamptonshire Council will calculate the amount of CIL payable (the chargeable amount) in respect of a chargeable development in accordance with the formulae set out at Regulation 40 of the Community Infrastructure Regulations 2010, (as amended). The charging rates proposed will be indexed to account for inflation using a nationally recognised index. Full details of the way in which CIL will be calculated, together with an overview of CIL and the full Regulations can be found on the Government website: [www.gov.uk](http://www.gov.uk)
- 3.6 Once planning permission is granted, CIL Regulations encourage any party (such as a developer submitting a planning application, or a landowner), to take liability to pay the CIL charge. CIL liability runs with the land, therefore if no party assumes liability to pay before development commences the landowner will be liable to pay the levy.
- 3.7 In accordance with the Regulations, where applicable the Council will issue a Liability Notice that states the chargeable amount on grant of planning permission or as soon as possible after the grant of planning permission.