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# **Community Infrastructure Levy Charging Schedule Development Plan Document**

**April 2013**

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## The Charging Authority

The Charging Authority is Southampton City Council.

## Date of Approval

This Charging Schedule was approved by the Council on (DATE TO BE AGREED AT CABINET/COUNCIL) 2013.

## Date of Effect

This Charging Schedule will become effective on (DATE TO BE AGREED AT CABINET/COUNCIL) 2013.

## The CIL Rate

CIL is charged on gross internal floorspace of any new building or an extension to an existing building in Southampton City administrative area if it has at least 100m<sup>2</sup> of gross internal floorspace or involves the creation of a dwelling even when that is below 100m<sup>2</sup>.

**Table 1 Charge Rates**

Use Class	Maximum CIL (psm)
Retail (A1-A5)	£43
Hotels (C1)	£0
Residential Institutions (C2) <sup>1</sup>	£0
Residential (C3, C4 and Sui Generis Houses in Multiple Occupation) <sup>2</sup>	£70
Community Uses (D1)	£0
Business (B1, B2, B8 and other commercial uses not specified above)	£0

<sup>1</sup> This applies to student accommodation which includes individual bedrooms with shared communal facilities and where residents do not live as a single-family.

<sup>2</sup> This includes self-contained student flats and cluster flats

However, buildings into which people do not normally go, or go only intermittently for the purposes of inspecting or maintaining fixed plant or machinery are not liable to pay<sup>3</sup>.

Affordable housing and buildings owned by charities and used for charitable purposes are exempt from the charge<sup>4</sup>.

CIL will be charged for the net additional floorspace, that is, after the area of demolished buildings has been deducted.

The rates shown in Table 1 will apply uniformly to all land uses across the whole geographic extent of the City.

The rate will be updated annually for inflation in accordance with the Royal Institute of Chartered Surveyors "All In Tender Price Index".

## **Statutory Compliance**

This draft Charging Schedule has been approved and published in accordance with the Community Infrastructure Levy Regulations 2010 and Part 11 of the Planning Act 2008.

In setting the rates, the Council has struck an appropriate balance between:

- the desirability of funding from CIL in whole or part the estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

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<sup>3</sup> Regulation 6(2) of the Community Infrastructure Levy Regulations 2010

<sup>4</sup> Regulations 43 and 49 of the Community Infrastructure Levy Regulations 2010