

South Somerset

Community Infrastructure Levy

Charging Schedule

Approval Version

(TO BE APPROVED ON 17th NOVEMBER 2016)

November 2016

1. Introduction

- 1.1. This document sets out South Somerset District Council's Community Infrastructure Levy (CIL) for the district. The Charging Schedule which will operate in South Somerset is defined in Table 3.1 in Chapter 3.
- 1.2. South Somerset approved the Charging Schedule on the 17th November 2016 in accordance with Regulation 25 of the Community Infrastructure Levy Regulations 2010 (as amended); and Section 213 of the Planning Act 2008.
- 1.3. Under the terms of Regulation 28 of the Community Infrastructure Levy Regulations 2010 (as amended) the Charging Schedule will be brought into effect on the Monday 3rd April 2017.
- 1.4. The Charging Schedule will be accompanied by an Instalments Policy and the Regulation 123 List. These are available as separate documents on the Council's Community Infrastructure Levy webpage: <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

2. Background

- 2.1. CIL is a fixed levy that Councils can charge on new developments to fund infrastructure needed to support development. Government introduced CIL in the Planning Act 2008. Detail on the CIL regime was subsequently set out in the CIL Regulations 2010 (as amended)¹. The Government has also published guidance on the operation of CIL².
- 2.2. Approval of the Charging Schedule (CS) represents the penultimate stage in having an operational CIL for South Somerset.
- 2.3. Previous work on the Preliminary Draft Charging Schedule (PDCS) took place in March 2012, and consultation on the Draft Charging Schedule (DCS) occurred in February 2016. The DCS was submitted to an Examiner in May 2016, and the Hearing Session into the DCS was held on the 9th August 2016. The Examiner's Report was issued to the Council on the 19th October 2016³.
- 2.4. The supporting evidence to justify proposing a levy in South Somerset includes⁴:
 - Community Infrastructure Levy evidence base, Roger Tym & Partners and Baker Associates (January 2012);
 - Community Infrastructure Levy: viability study, BNP Paribas and SSDC (May 2013);
 - Community Infrastructure Levy: viability assessment – update Addendum report, BNP Paribas and SSDC (July 2015);
 - South Somerset Infrastructure Delivery Plan update 2015/16 (January 2016);
 - Additional viability evidence prepared for an 800 dwelling development in Yeovil (March 2016); and
 - Additional infrastructure evidence on the need for a new cemetery in Yeovil (April 2016).

¹ Community Infrastructure Regulations 2010 (as amended): <http://www.legislation.gov.uk/ukxi/2010/948/contents/made>

² Department for Communities and Local Government Planning Practice Guidance: <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>

³ Report on the Examination of the Draft South Somerset District Council Community Infrastructure Levy Charging Schedule: http://www.southsomerset.gov.uk/media/856838/south_somerset_cil_final_report.pdf

⁴ South Somerset Community Infrastructure Levy Evidence Base: <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

3. Charging Schedule

- 3.1. The levy rates were endorsed by the Examiner in the Examiner's Report.
- 3.2. The Charging Schedule set out in Table 3.1 should be read in conjunction with the accompanying Appendices.
- 3.3. These set out the geographical extent of the various charging zones within South Somerset. The Appendices identified in Table 3.1 can be found at the following webpage: <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>

Table 3.1: Charging Schedule

| Type of Development | Levy Rate | Geographical Extent |
|--|----------------------------|---|
| Yeovil Sustainable Urban Extensions⁵ | £0 (zero) per square metre | See Appendix 1 |
| Chard Eastern Development Area⁶ | £0 (zero) per square metre | See Appendix 2 |
| All Other Residential Development | £40 per square metre | District-wide. See Appendix 3 |
| Convenience-based Supermarkets and Superstores, and Retail Warehouse Parks (outside of defined Town Centres and Primary Shopping Areas)^{7 8} | £100 per square metre | District-wide, excluding those areas defined in Appendices 1, 2, and 4 – 15 |
| All Other Uses | £0 (zero) per square metre | District-wide. See Appendix 1 – 15 |

4. Next Steps

- 4.1. Once the Charging Schedule is approved on the 17th November 2016 the Council will put in place the necessary internal systems and processes to manage the workload created by implementing the levy.
- 4.2. The Council will also define the governance arrangements for the collection, management, distribution, and expenditure of the financial sums generated by the levy.
- 4.3. Both aspects will be clarified and approved as part of the Council implementing the levy on Monday 3rd April 2017.

⁵ As defined in Policy YV2 in the South Somerset Local Plan (2006 – 2028): North-East Sustainable Urban Extension and South Sustainable Urban Extension.

⁶ As defined by Policy PMT1 & PMT2 in the South Somerset Local Plan (2006 – 2028).

⁷ Supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix. The majority of custom at supermarkets arrives by car, using the large adjacent car parks provided.

Superstores are self-service stores selling mainly food, or food and non-food goods, with supporting car parking. Retail warehouses are large stores specialising in the sale of comparison and household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers.

⁸ Town Centres as defined through Policy EP11 of the South Somerset Local Plan (2006 – 2028). Primary Shopping Areas in Yeovil and Chard as defined through Policy EP11 in the South Somerset Local Plan (2006 – 2028).