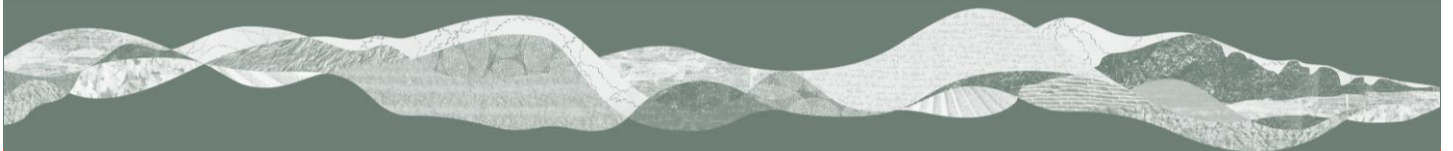




South Downs National Park – Community Infrastructure Levy Charging Schedule



Submission Version – February 2016

1. The South Downs National Park Authority ('SDNPA') has published this Community Infrastructure Levy ('CIL') Charging Schedule as the local planning authority and CIL charging authority for the entire area of the South Downs National Park, under powers provided by Section 206 of the Planning Act 2008.
2. CIL was introduced by Part 11 of the Planning Act 2008 and is governed by the CIL Regulations 2010 (as amended) and the Planning Practice Guidanceⁱ published by the Department for Communities and Local Government. Planning obligations under Section 106 of the Planning Act will continue to be used after CIL is introduced in accordance with a Regulation 123 list to prevent the double-counting of contributions.

South Downs National Park CIL

3. A Regulation 15 'Preliminary Draft Charging Schedule' was published for consultation in March 2014.
4. A Regulation 16 Draft Charging Schedule was published for consultation in September 2015. All consultation responses and up to date evidence have been taken into account by SDNPA to produce this final Charging Schedule for submission to the Planning Inspectorate alongside a Summary of Representations, in accordance with Regulation 19.
5. In setting the CIL charges, SDNPA has struck an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.ⁱⁱ

Appropriate available evidence

6. The South Downs National Park CIL charges have been informed by appropriate available evidence of economic viability and infrastructure needs.ⁱⁱⁱ
7. The evidence underpinning the CIL charges is:
 - National Park Local Plan: Preferred Options
 - Adopted Joint Core Strategies
 - National Park Partnership Management Plan
 - Infrastructure Delivery Plan, and
 - Community Infrastructure Levy and Affordable Housing Viability Assessment (2014 and Update 2015).
8. This evidence can be found at our website: www.southdowns.gov.uk/CIL.

Charging Schedule charges

Following independent examination and adoption, the following charges will come into force and will be non-negotiable.

Use of Development	Proposed Levy (£/m ²)
Residential – Zone 1	150
Residential – Zone 2	200
Large format retail ^{iv}	120
All other development	0

9. Different charges are proposed for different intended uses of development, in accordance with Regulation 13. For residential uses, different charges are also proposed for two geographical zones with reference to local viability evidence.

ⁱⁱⁱ Planning Act 2008 s.211 (7A) as amended by Localism Act 2011 s.114(2) and CIL Amendment Regulation 5 (2014).

^{iv} 'Large format retail' means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

ⁱ <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/>

ⁱⁱ CIL Regulation 14 as amended by Regulation 5(3)(2014).

The boundaries of residential zones are shown on the Charging Schedule Map (at the end of this document) and are derived from the relevant adopted or published development plan. Zone 1 covers Lewes, Liss, Midhurst, Petersfield and Petworth and Zone 2 covers all other areas.

- 10.** 'Residential' includes all development within Use Class C3 of the relevant Order. 'Residential' also includes agricultural workers dwellings and holiday lets as these uses are considered to be normal homes for the purposes of calculating CIL and any restrictive occupancy conditions do not provide exemption from CIL liability. However, they may be exempt from CIL liability if they are self-built or converted from an existing building.
- 11.** The *chargeable amount* of CIL for any new development is calculated in accordance with Part 5 of the CIL Regulations (2010, as amended). The locally set charges above are multiplied by the *gross internal area*^v of new buildings and enlargements to existing buildings, taking demolished floorspace into account and subject to the exemptions listed in Part 6 of the Regulations.
- 12.** Part 6 of the CIL Regulations 2010 (as amended) exempts the following types of development from the CIL charges:
 - Social (affordable) housing
 - Domestic residential extensions
 - Self-build development
 - Development by charitable institutions
 - Changes of use that do not increase floorspace
 - Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
 - Buildings with temporary planning permission.
- 13.** The CIL charges will increase with market inflation over time to ensure their effectiveness at funding infrastructure. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

^v The Authority will use the HMRC Valuation Office Agency's definition of [gross internal area](#).

Implementation choices

- 14.** The CIL Regulations allow SDNPA to make certain choices about how to implement the CIL. These choices can be amended or reversed if they are no longer suitable by giving notice on our website.
- 15.** Representations made during the previous CIL consultations informed the choices proposed below.

Payment by instalments^{vi}

- 16.** Payment of a CIL charge is due from the date a chargeable development commences. SDNPA will accept, at its discretion, the payment of CIL by instalments to provide flexibility and support for more complicated developments. For larger developments, CIL payments can be linked to phased planning permissions over time.
- 17.** An 'instalment policy' stating the number and amount of instalments, timing and qualifying criteria will be published alongside the adopted Charging Schedule.

Land- and infrastructure-in-kind^{vii}

- 18.** SDNPA will accept, at its discretion, the CIL charge to be offset in whole or in part by the value of infrastructure provided or constructed by the applicant to support the development. The CIL charge may also be offset in whole or in part by the value of any land transferred to SDNPA, where it would support the provision of necessary infrastructure.
- 19.** This choice will enable developers to directly provide the infrastructure needed to support new development, rather than paying for it indirectly through CIL charges. The value of land- and infrastructure-in-kind will be determined by the District Valuer.

Relief for low-cost market housing^{viii}

- 20.** SDNPA can allow, at its discretion, relief from liability to pay a CIL charge to new market houses

^{vi} CIL Regulation 69B.

^{vii} CIL Regulations 59, 73 and 73A.

^{viii} CIL Regulation 49A.

that are to be sold at no more than 80 per cent of their market value. Value levels will be set and adjusted over time in consultation with the District Valuer Service.

Examination process

- 21.** Submission of this document to the Planning Inspectorate for examination will occur following approval by the Authority in February 2016. Stakeholders, individuals and groups who made representations on the Draft Charging Schedule may make a request to the Authority to be heard by the Examiner, in accordance with Regulation 21. In addition, any person may request to be heard by the Examiner in relation only to the Statement of Modifications. All requests must be received within four weeks of submission using the following contact details:

Website:

www.southdowns.gov.uk/CIL

Email:

CIL@southdowns.gov.uk

Postal:

CIL Consultation
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Phone:

01730 814810

- 22.** All previous consultees and respondents will be notified of the Examination details.

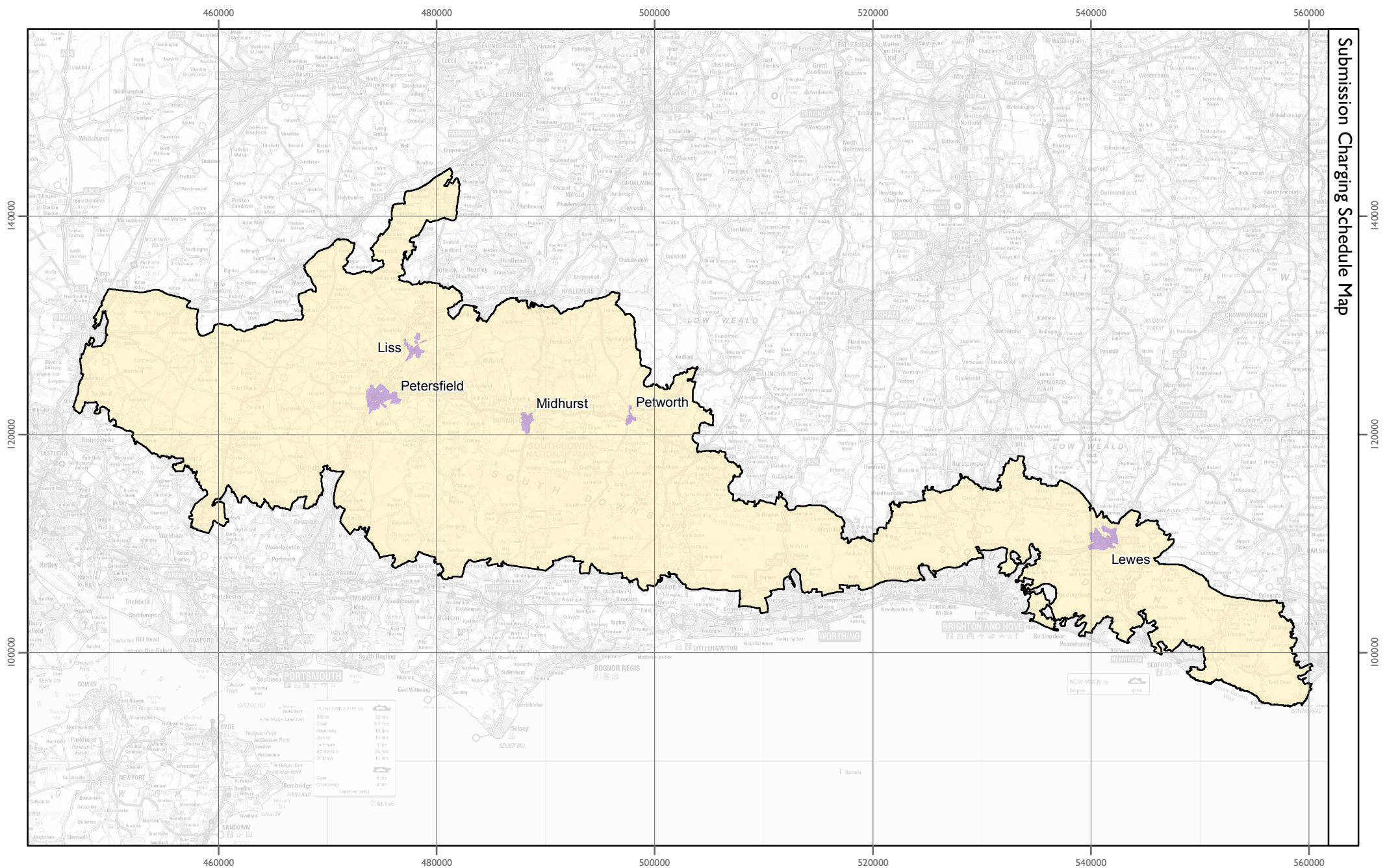
Accessibility

- 23.** All documents can be viewed on our website (www.southdowns.gov.uk/cil) or at the South Downs Centre in Midhurst (address above). Printed copies, a large-print version and other formats can be requested using the contact details above.

Next steps

- 24.** Changes made to the draft charging schedule prior to this submission version are identified in a Statement of Modifications.
- 25.** The Submission Charging Schedule, Statement of Modifications and a Summary of Representations and supporting evidence will be submitted for examination.
- 26.** An independent examiner must approve the Submission Charging Schedule (subject to amendment if necessary) before SDNPA can adopt the final Charging Schedule. The Charging Schedule will be applied to all liable planning permissions from the date of adoption. The Charging Schedule will be reviewed periodically thereafter.

Cover photo: © SDNPA / A.Purkiss



Submission Charging Schedule Map



Residential Rates: Differential Zones

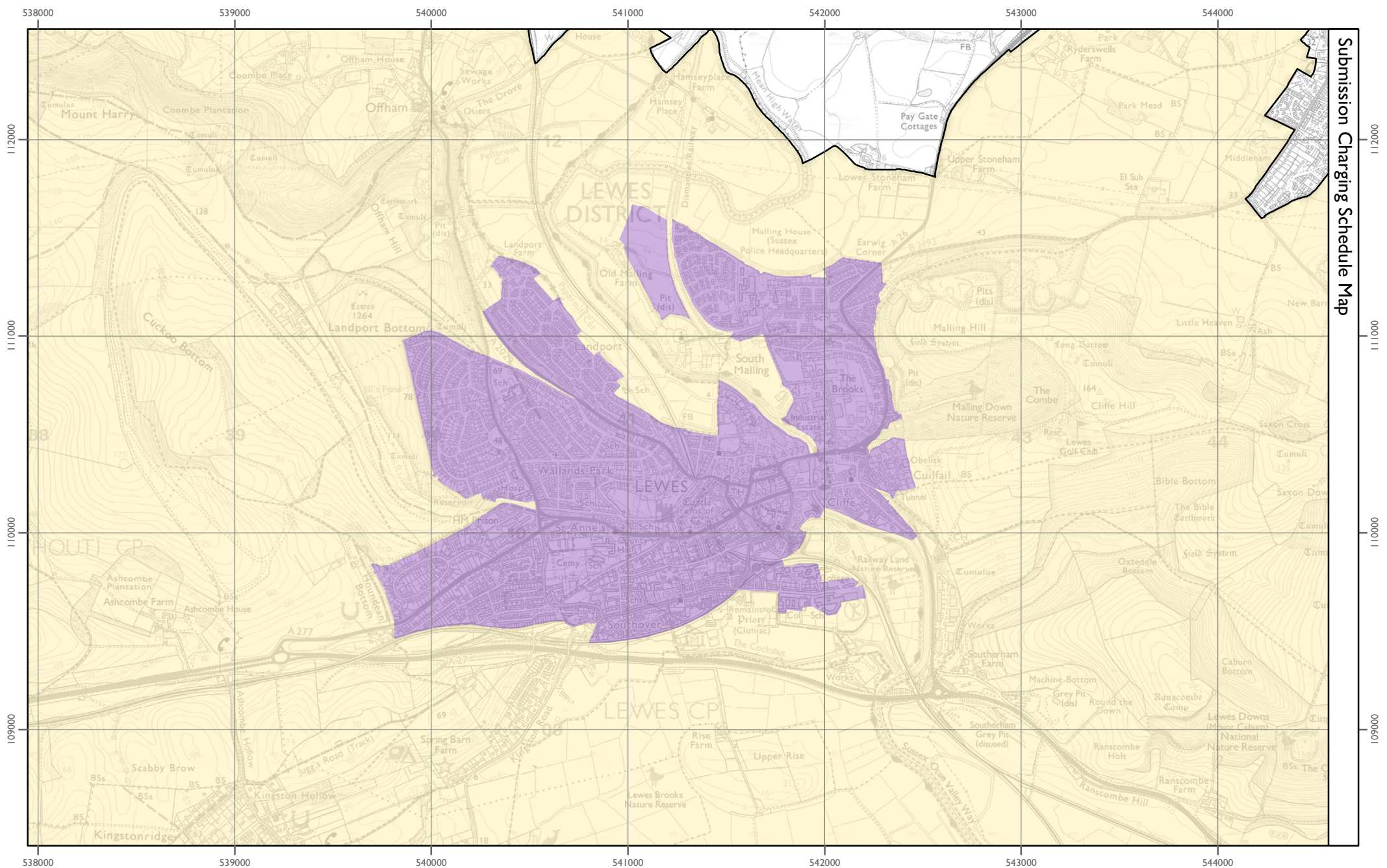
£150/m² – Zone 1

£200/m² – Zone 2

SDNPA Charging Authority area

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Ordnance Survey 100050083

Scale at A4 1:451,055



Submission Charging Schedule Map

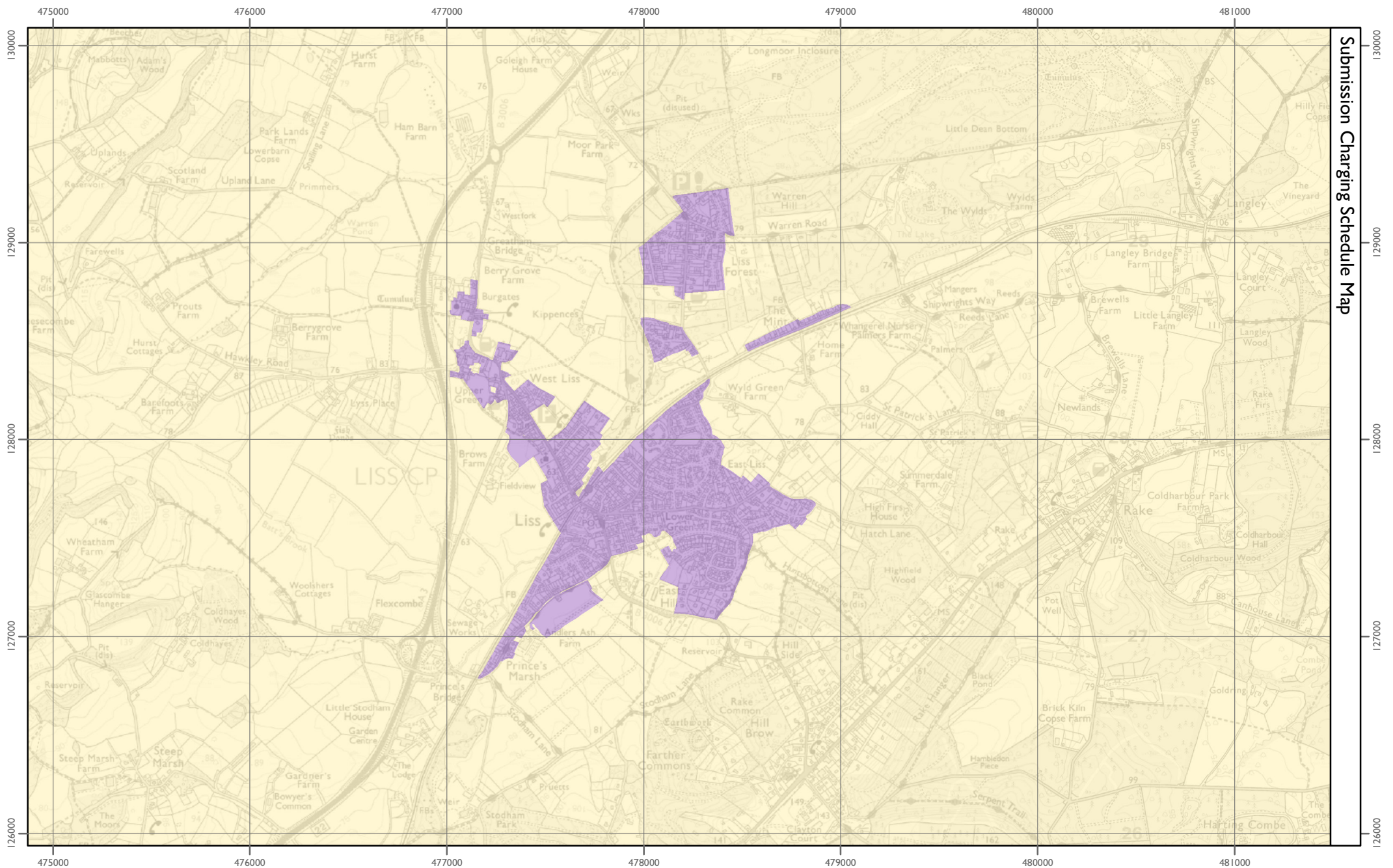


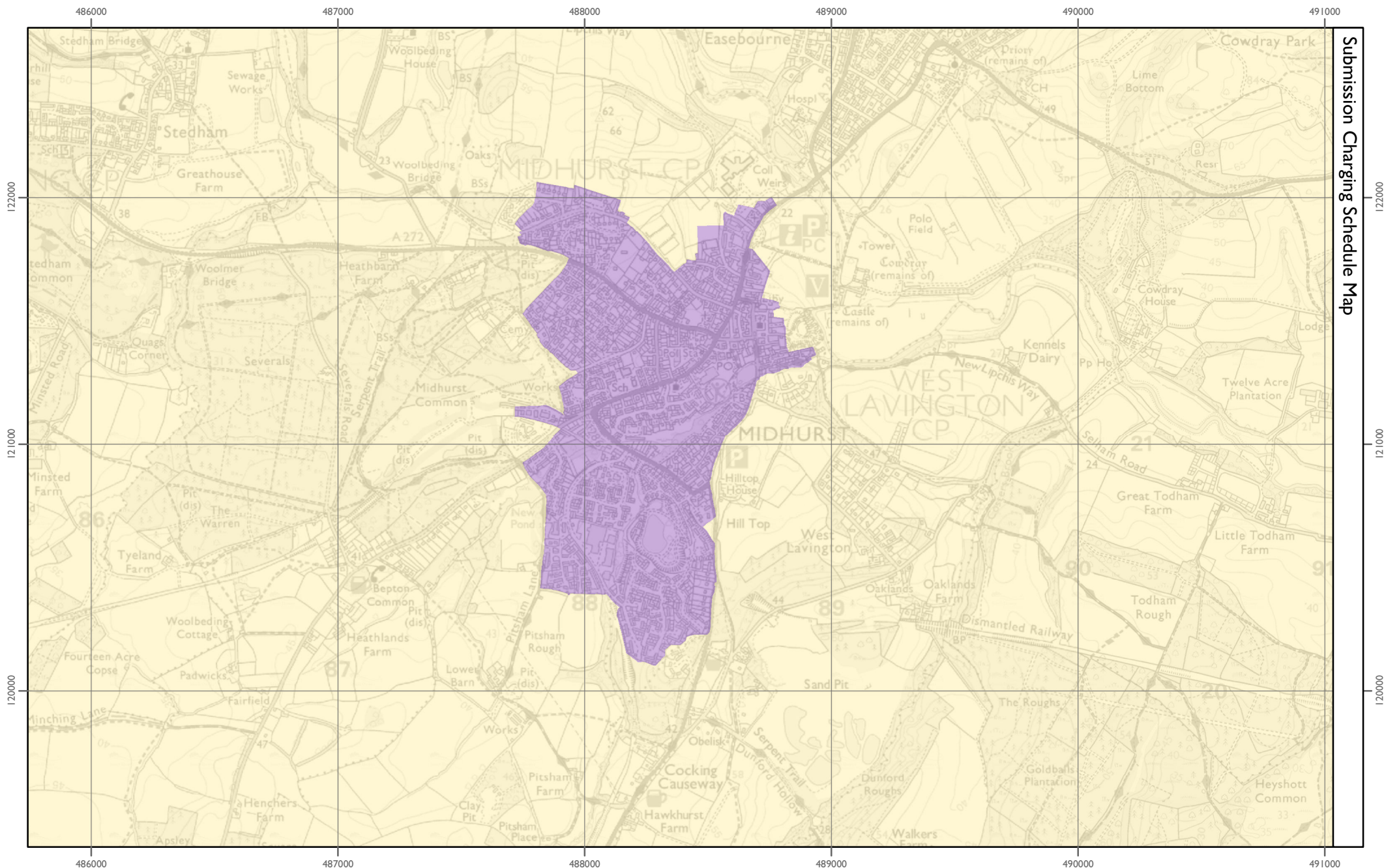
Residential Rates: Differential Zones
Lewes

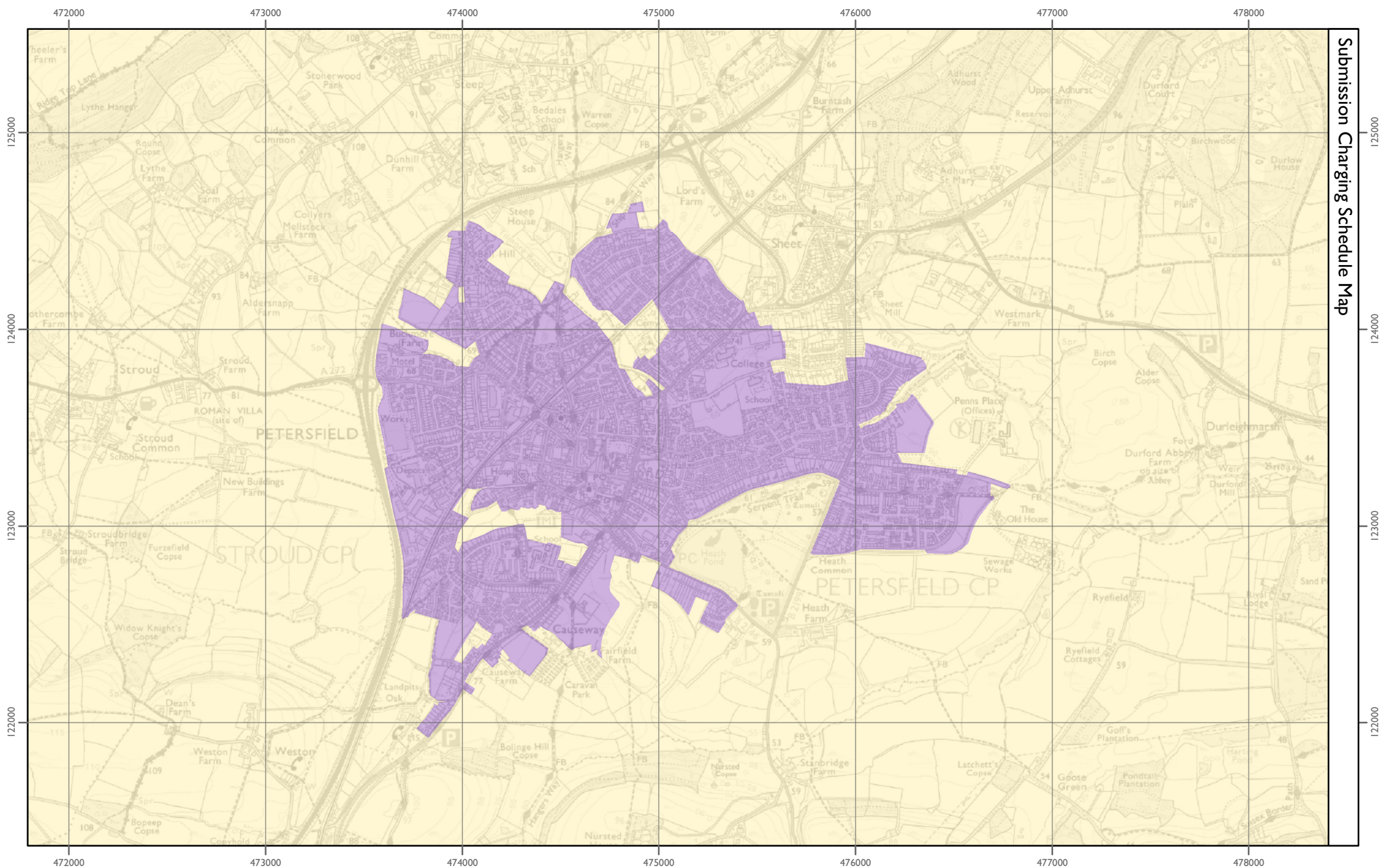
£150/m² – Zone 1 £200/m² – Zone 2

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Ordnance Survey 100050083

Scale at A4 1:25,000







Residential Rates: Differential Zones
Petersfield

£150/m² – Zone 1
 £200/m² – Zone 2

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Scale at A4 1:25,000

