

# Community Infrastructure Levy

Proposed Further Modifications to Draft  
Charging Schedule, November 2020



Text in italics indicate ~~deletions~~ or additions from the modifications consultation launched in January 2019.

Text in bold and underlined indicate a proposed **addition** in these further modifications.

Text struck through indicate a proposed ~~deletion~~ in these further modifications.

## What is the Community Infrastructure Levy (CIL)

CIL is a tariff-based approach which allows councils to raise funds from developers undertaking new building projects in their area to provide key strategic infrastructure needed as a result of development. ~~The Council's priorities for spending these monies are set out at the end of this document.~~ Further information on CIL, including the earlier Preliminary Draft CIL Charging Schedule **previous schedule drafts and statement of modifications**, consultation feedback, evidence of viability testing and the infrastructure plan can be found online.

## Dates of Approval and Commencement

This schedule was approved on tbc and shall commence on tbc

## Proposed Charging Schedule

The Council ~~is proposing the following charging schedule~~ will charge for different types of development as follows:

Development	Class	Charge
Convenience based supermarkets <sup>1</sup> and superstores and retail warehousing <sup>2</sup> (net retail selling space of over 280 sq metres)	A1	£100
Research & Development	B1 (b)	Nil
Offices	B1(a)	Nil
Light Industrial	B1 (c)	Nil
General Industrial	B2	Nil
Storage & Distribution	B8	Nil
Hotels and guesthouses	C1	Nil
Residential Institutions & Care Homes	C2	Nil
Residential <del>windfall and small sites development of less than 50 homes</del> Swanage & the Coast	C3/4	£180
Residential windfall and small sites Wareham & Purbeck Rural Fringe	C3/4	£100
Residential windfall and small sites Purbeck Rural Centre and Upton	C3/4	£50
<b><u>In Swanage and the Coast of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</u></b>	<b><u>C3/4</u></b>	<b><u>£30</u></b>
Allocated residential sites Wareham & Purbeck Rural Fringe (200 or more dwellings)	C3/4	Nil
<b><u>In Wareham and the Purbeck Fringe</u></b> Other allocated residential sites <b>and sites not allocated in this plan of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</b>	C3/4	£20

<sup>1</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floor space as part of the overall mix of the unit.

<sup>2</sup> Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Allocated residential sites Purbeck Rural Centre and Upton (200 or more dwellings)	C3/4	Nil
<b><u>In Purbeck Centre and Upton</u></b> Other allocated residential sites <b><u>and sites not allocated in this plan of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</u></b> Purbeck Rural Centre and Upton (less than 200 dwellings)	C3/4	£10
<b><u>Extra care homes</u></b>	<b><u>C3</u></b>	<b><u>Nil</u></b>
Non Residential Institutions	D1	Nil
Assembly & Leisure	D2	Nil
<b><u>Convenience based supermarkets<sup>3</sup> and superstores and retail warehousing<sup>4</sup> (net retail selling space of over 280 sq metres)</u></b>	<b><u>E(a)</u></b>	<b><u>£100</u></b>
<b><u>All other commercial, business or service</u></b>	<b><u>E(a)-(f)</u></b>	<b><u>Nil</u></b>
<b><u>Local community and learning</u></b>	<b><u>F1 &amp; F2</u></b>	<b><u>Nil</u></b>

The Council will calculate the amount of CIL payable ('chargeable amount') in respect of a chargeable development in accordance with Schedule 1 The Community Infrastructure Levy Regulations 2010 (as amended).

## **The Charging Zones**

The Charging zones for residential dwellings development (C3/4) are set out on the map.

<sup>3</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floor space as part of the overall mix of the unit.

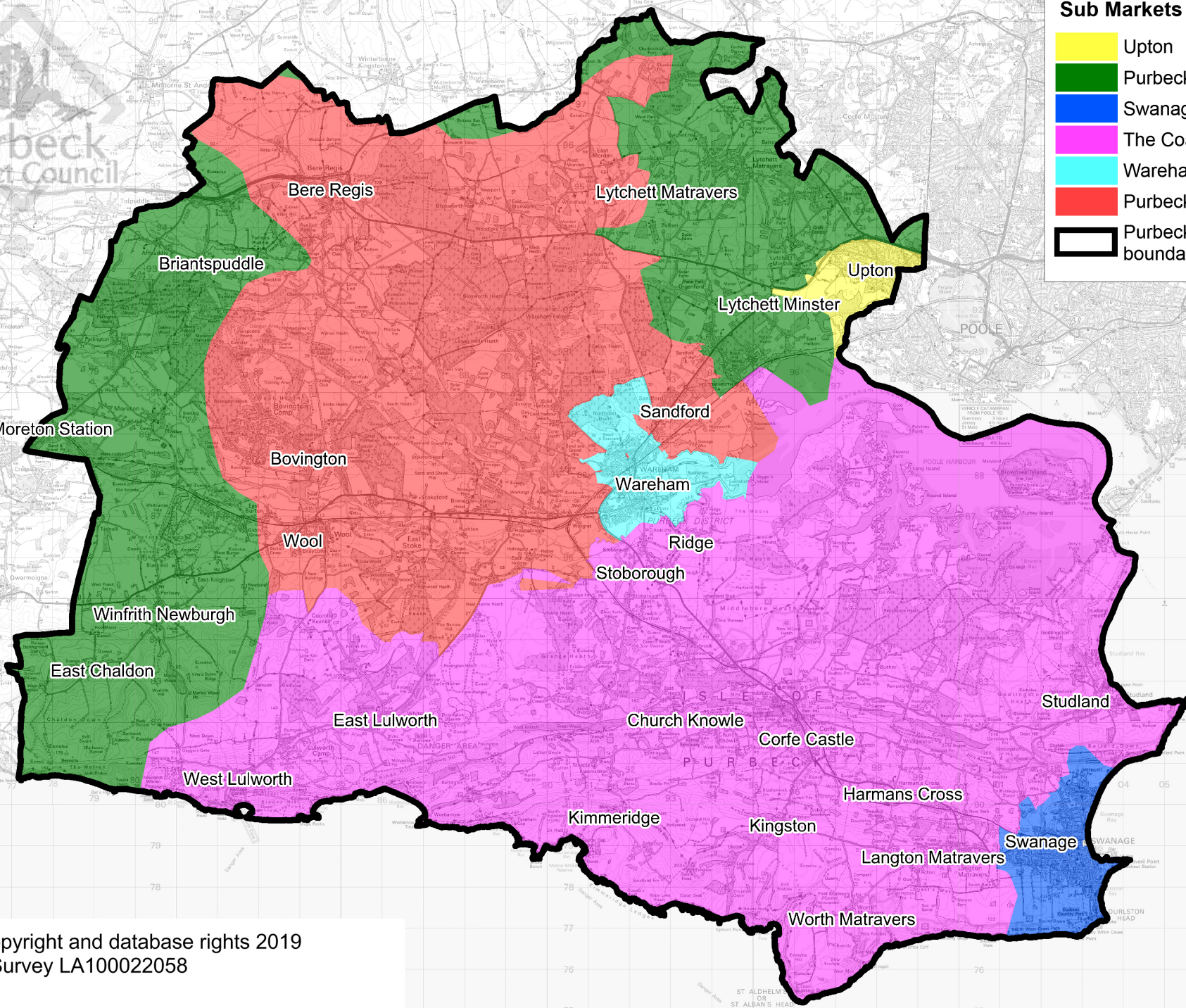
<sup>4</sup> Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.



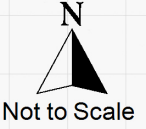


### Sub Markets in Purbeck

- Upton
- Purbeck Rural Fringe
- Swanage
- The Coast
- Wareham
- Purbeck Rural Centre
- Purbeck District Council boundary



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### ~~Proposed Priorities for CIL Funding (Regulation 123 List) 2018~~

~~Money collected via planning obligations (usually through a Section 106 agreement) cannot be used to fund projects that CIL money is spent on. This is to ensure that there is no duplication between infrastructure or funds secured through Section 106 agreements and CIL receipts. In order to make this transparent, the Council must publish a list of infrastructure that may be funded from CIL. The list below sets out those infrastructure projects the Council intends will be, or may be, wholly or partly funded by CIL. Development contributions to the projects listed below will only be sought in accordance with CIL Regulations.~~

~~The Council will review this list at least once a year, as part of its role in monitoring the collection and spending of CIL.~~

### ~~Infrastructure projects to be funded at least in part by the CIL:~~

- ~~● Heathland Mitigation – this is essential to enable residential development to come forward without causing harm to protected heathland, and will include:~~
- ~~● Strategic visitor access management, wardening, education, and monitoring;~~
- ~~● Visitor access management requirements identified in Habitats Regulations Assessments not associated with a site that is required to provide its own mitigation.~~
- ~~● Nitrogen mitigation projects for infill and windfall development. Site allocations/settlement extensions are expected to be nitrogen neutral.~~
- ~~● Mitigation for the recreational impact on Poole Harbour Special Protection Area of developments as set out in the Poole Harbour Recreation Supplementary Planning Document.~~
- ~~● Swanage to Wareham Rail Reconnection – the Council is committed to finding funding towards the reconnection which is part of the Purbeck Transportation Strategy.~~

~~The Council will update the infrastructure plan regularly. Projects addressing Habitats Regulations requirements will be prioritised for funding, followed by repayment of the loan to kick start the Swanage to Wareham Rail Connection. Other projects will be considered as funds become available.~~

## **Annual Infrastructure Funding Statement**

**Expenditure of funds secured through CIL and Section 106 Agreements and infrastructure secured directly through Section 106 Agreements will be reported annually in the Infrastructure Funding Statement.**