Bath & North East Somerset Council

Bath and North East Somerset Council Community Infrastructure Charging Schedule

Annual CIL rate summary 2020 (1 January 2020 to 31 December 2020)

Charging Schedule Approved Date: 17th February 2015

Took effect on: 6th April 2015

CIL Rates including Indexation : 1 January 2020 to 31 December 2020

BATH AND NORTH EAST SOMERSET COUNCIL COMMUNITY INFRASTRUCTURE LEVY

The Council approved a Community Infrastructure Levy (CIL) Charging Schedule on 17th February 2015. The CIL Charging Schedule took effect on 6th April 2015.

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 Reg 121C.requires that the Charging Authority must publish a statement ("annual CIL rate summary") in relation to the next calendar year.

In line with the amended CIL regulations, the CIL rates indexation year will now run across the calendar year, starting 1st January 2020 and ending December 31st 2020.

All CIL Liability Notices issued by the Council in 2020 will include indexation in the calculation of the chargeable amount. The calculation of CIL chargeable amount is defined by the CIL Regulations 2010 (as amended):

$$\frac{R \times A \times Ip}{Ic}$$

R= CIL Rate as set out in the Charging Schedule for relevant use/ area

A = the deemed net area chargeable at rate R,

Ip = the index figure for the calendar year in which planning permission was granted; and

Ic = the index figure for the calendar year in which the charging schedule containing rate R took effect.

The index figures that will be used to calculate indexation for Bath and North East Somerset Council adopted Charging Schedule in 2020 are:

Relevant Years	**Index**
2015/16 (the year in which the Charging Schedule took effect)	259
2020 (the calendar year in which planning permission is granted)	334

After applying indexation, the CIL rates from 1st January 2020 to 31 December 2020 will be as follow:.

CIL RATES 2020

DEVELOPMENT TYPE	LOCATION / CRITERIA	ORIGINAL CIL CHARGE £/M² 2015/ 2016	CIL CHARGE £/M² 2020 (pence rounded)
RESIDENTIAL (Class C3, C4) including Specialised, Extra Care and Retirement Accommodation [1]	District wide	£ 100	£128.96
	Strategic Sites/ Urban Extensions	£ 50	£64.48
	Bath Western Riverside	£Nil	£Nil
HOTEL (Class C1)	In Bath	£ 100	128.96
	Bath Western Riverside	£ Nil	£Nil
	Rest of District	£ Nil	£Nil
RETAIL In-centre / High Street Retail	Bath city centre	£ 150	£193.44
	Other centres	£ Nil	£Nil
	Bath Western Riverside	£ Nil	£Nil
SUPERMARKETS, SUPERSTORES AND RETAIL WAREHOUSE (over 280m^2)	District wide	£ 150	£193.44
	Bath Western Riverside	£ Nil	£Nil
OFFICES (Class B1)	District wide	£ Nil	£Nil
INDUSTRIAL AND WAREHOUSING	District wide	£ Nil	£Nil
STUDENT ACCOMMODATION	Schemes with market rents	£ 200	£257.92
	Schemes with submarket rents[2] to be set in Section 106 planning agreement	£ Nil	£Nil
	Bath Western Riverside	£Nil	£Nil
ANY OTHER DEVELOPMENT	District wide	£Nil	£Nil

[1] Excludes Specialist, Extra Care and Retirement accommodation that provides non-saleable floorspace in excess of 30% of Gross Internal Area.

[2] Sub-market rent means student accommodation units which are to be let at a rent which is no more than 80% of the local market rent (including any service charges).

- Strategic sites/urban extensions:
  As defined within the Core Strategy (PoliciesB3A, B3C, KE3A, KE4 and RA5)
- Retail (Class A1/A2/A3/A4/A5)
  - In-centre / High Street Retail as defined within the Core Strategy
- Supermarket - large format convenience-led stores. The area used for the sale of goods will be above that applied for the purposes of the Sunday Trading Act of 280sq. m sales area.

- Student Accommodation (purpose built accommodation for students). (Planning Use Classes under Town and Country Planning (Use Classes) Order 1987 (as amended))

Refer to View CIL Charging Zones on a map for zones.