Watford Borough Council

Community Infrastructure Levy

Charging Schedule

The Charging Authority
The Charging Authority is Watford Borough Council

Date of Approval
This Charging Schedule was approved by the Council on **1st April 2015**

Date of Effect
This Charging Schedule will come into effect on **1st April 2015**

CIL Charging Rates

The Council's proposed charging rates are set out in Table 1 below.

Table 1: Draft Charging Schedule - Proposed Charges by Development Type and Location (£ per sq m)

Comparison to neighbouring authorities

Type of Development	Proposed CIL Rate	Hertsmere (adopted)	Three Rivers (examination November))	Dacorum (examination 15th October)
Residential	£120 per sqm			
Hotel	£120 per sqm			
Specialist accommodation for the elderly and/ or disabled including Sheltered and Retirement Housing and Nursing Homes, Residential Care Homes and Extra Care Accommodation. (This does not include registered, not for profit care homes') (within Use Class C2 and C3)	£120 per sqm			
Retail (Class A1- A5)	£120 per sqm			
Retail - Within the Primary Shopping Area (Class A1-A5)	£55 per sqm			
Office	£0 per sqm			
Industrial	£0 per sqm			
Other uses	£0 per sqm			

Major Developed Areas (MDAs)	£0 per sqm			

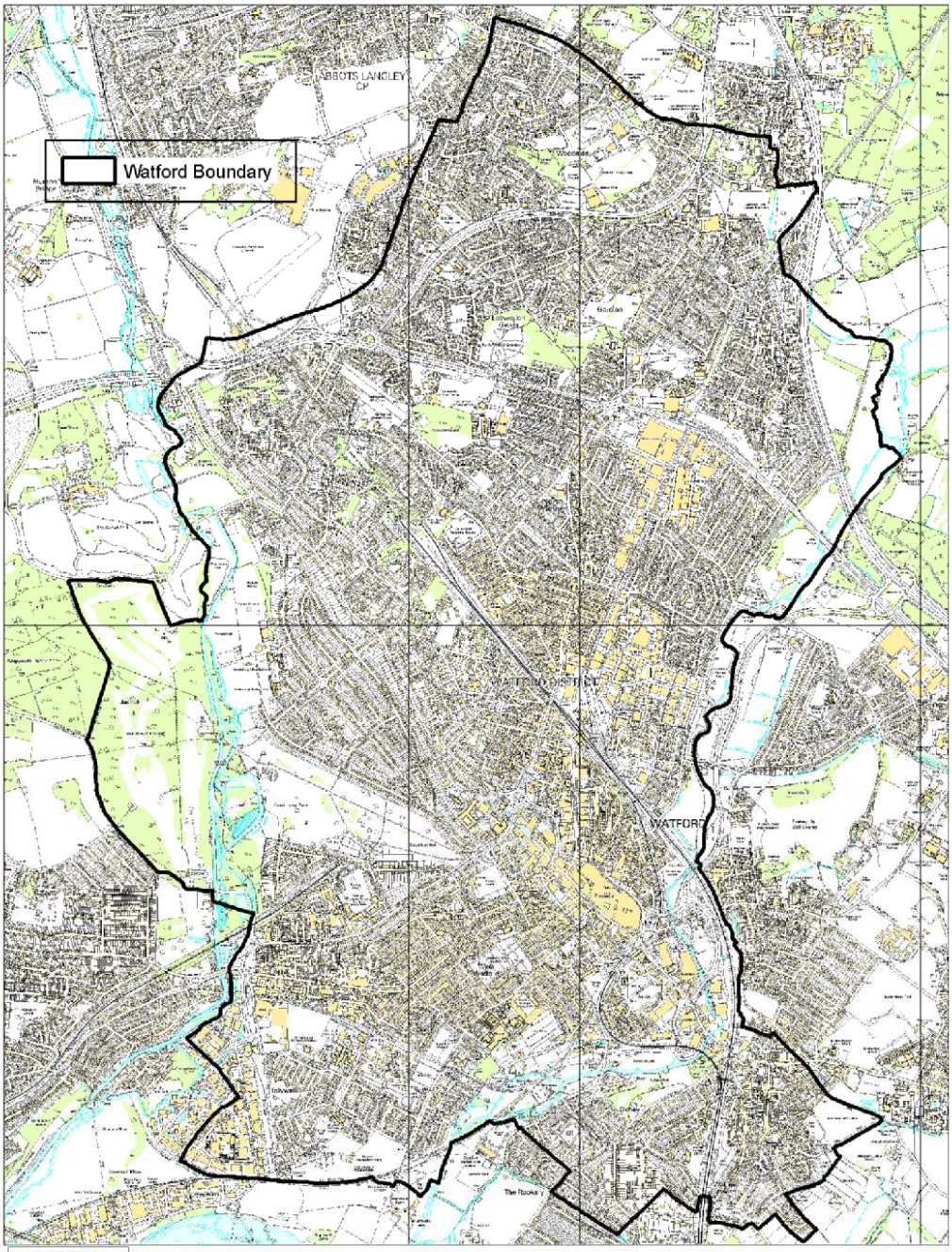
The Charging Areas
The charging areas that are identified above; Major Developed Areas and the Primary Shopping Area boundaries are defined in the 'Community Infrastructure Levy Charging Area' Map in Annex 1 of this Schedule.

Statutory Compliance
This Charging Schedule has been published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended in the Community Infrastructure Levy Regulations (2011, 2012, 2013) and Part 11 of the Planning Act 2008 and in any future amendments.

Calculating the Chargeable Amount
CIL will be calculated on the basis set out in Annex 2 of this schedule. In accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

Annex 1

Community Infrastructure Levy Charging Areas
Zone 1



Zone 1 - All CIL rates (except MDAs and Primary Shopping Area).

N

0 0.08 0.16 0.24 0.32
Kilometers

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Town Hall,
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Scale: 1:29,204
at A4

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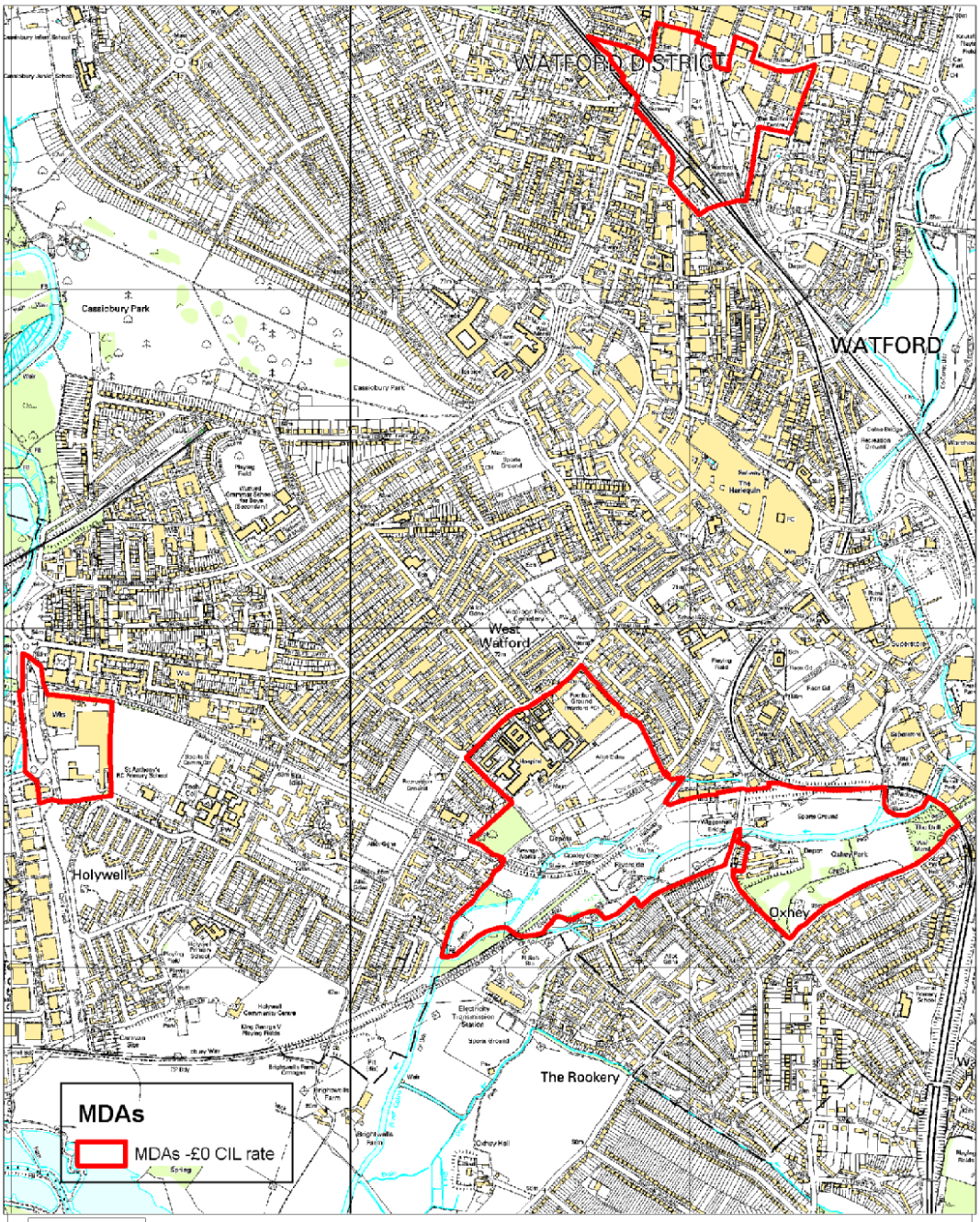
Zone 2



Zone 2-
Major Developed Areas (£0 CIL)

N

0 0.06 0.12 0.18 0.24
Kilometers

Scale: 1:14,299
at A4

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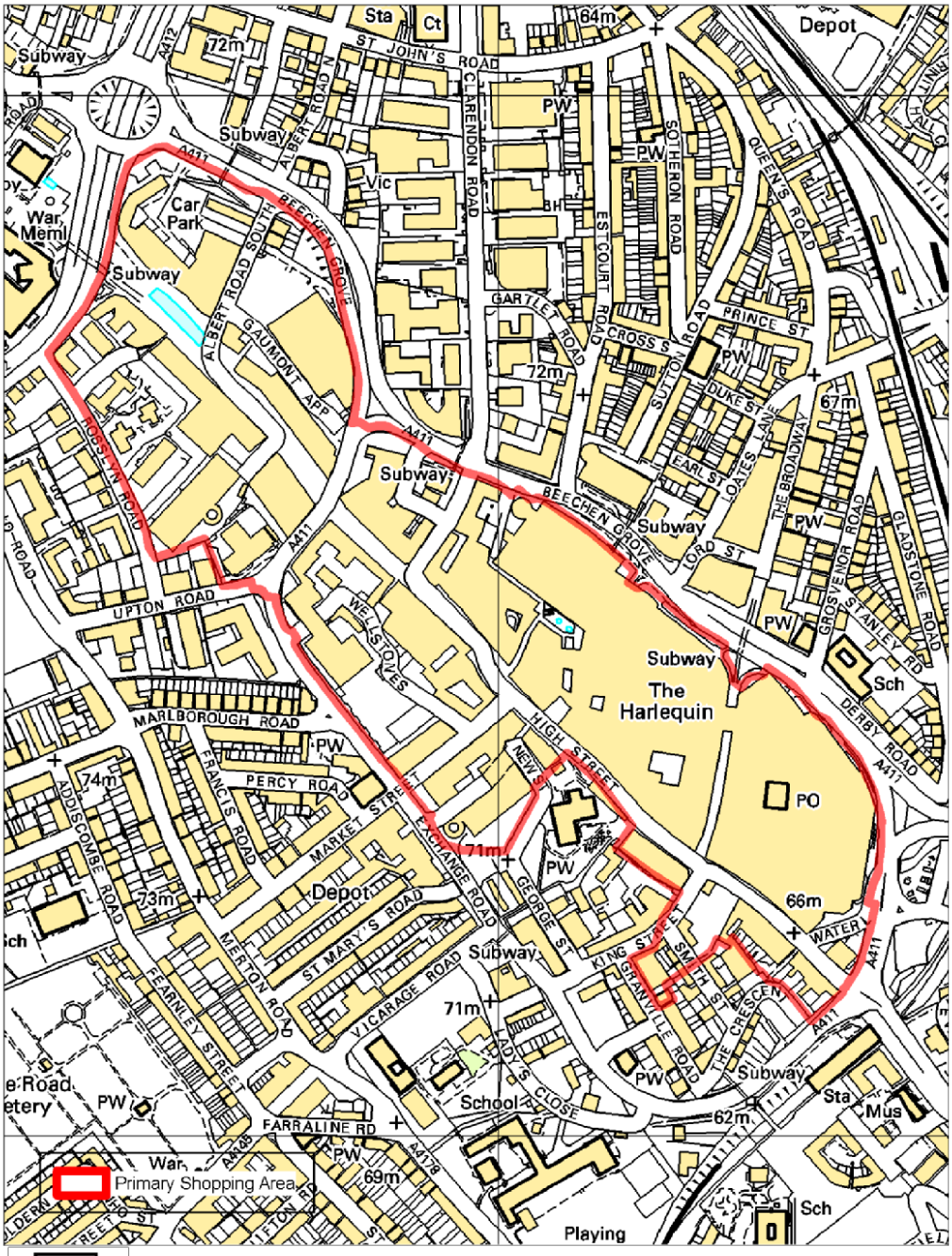
Zone 3



Zone 3-
Primary Shopping Area £55 CIL rate

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N

Scale: 1:4,789
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0 0.025 0.05 0.075 0.1
Kilometers

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Annex 2- Calculation of chargeable amount

Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

Calculation of chargeable amount
(1) The collecting authority must calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with this regulation.
(2) The chargeable amount is an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates.
(3) But where that amount is less than £50 the chargeable amount is deemed to be zero.
(4) The relevant rates are the rates, taken from the relevant charging schedules, at which CIL is chargeable in respect of the chargeable development.
(5) The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula—

$$\frac{R \times A \times I_p}{I_c}$$

where—

A = the deemed net area chargeable at rate R, calculated in accordance with paragraph (7);
Ip = the index figure for the year in which planning permission was granted; and
Ic = the index figure for the year in which the charging schedule containing rate R took effect.
(6) In this regulation the index figure for a given year is—
(a) the figure for 1st November for the preceding year in the national All-in Tender Price Index published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors (Registered in England and Wales); or
(b) if the All-in Tender Price Index ceases to be published, the figure for 1st November for the preceding year in the retail prices index.
(7) The value of A must be calculated by applying the following formula—

$$G_R - K_R - \frac{(G_R \times E)}{G}$$

where—
G = the gross internal area of the chargeable development;
GR = the gross internal area of the part of the chargeable development chargeable at rate R;
KR = the aggregate of the gross internal areas of the following—
(i) retained parts of in-use buildings, and
(ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development;
E = the aggregate of the following—
(i) the gross internal areas of parts of in-use buildings that are to be demolished before completion of the chargeable development, and
(ii) for the second and subsequent phases of a phased planning permission, the value Ex (as determined under paragraph (8)), unless Ex is negative, provided that no part of any building may be taken into account under both of paragraphs (i) and (ii) above.
(8) The value Ex must be calculated by applying the following formula—
where—

$$E_P - (G_P - K_{PR})$$

EP = the value of E for the previously commenced phase of the planning permission;
GP = the value of G for the previously commenced phase of the planning permission; and
KPR = the total of the values of KR for the previously commenced phase of the planning permission.
(9) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish that a relevant building is an in-use building, it may deem it not to be an in-use building.
(10) Where a collecting authority does not have sufficient information, or information of sufficient quality, to enable it to establish—
(a) whether part of a building falls within a description in the definitions of KR and E in paragraph (7); or
(b) the gross internal area of any part of a building falling within such a description,
it may deem the gross internal area of the part in question to be zero.
(11) In this regulation—
“building” does not include—
(i) a building into which people do not normally go,
(ii) a building into which people go only intermittently for the purpose of maintaining or inspecting machinery, or
(iii) a building for which planning permission was granted for a limited period;
“in-use building” means a building which—
(i) is a relevant building, and
(ii) contains a part that has been in lawful use for a continuous period of at
least six months within the period of three years ending on the day planning permission first permits the chargeable development;
“new build” means that part of the chargeable development which will comprise new buildings and enlargements to existing buildings;
“relevant building” means a building which is situated on the relevant land on the day planning permission first permits the chargeable development;
“relevant charging schedules” means the charging schedules which are in effect—
(i) at the time planning permission first permits the chargeable development,
and
(ii) in the area in which the chargeable development will be situated;
“retained part” means part of a building which will be—
(i) on the relevant land on completion of the chargeable development
(excluding new build),
(ii) part of the chargeable development on completion, and
(iii) chargeable at rate R