



SOLIHULL MBC

COMMUNITY INFRASTRUCTURE LEVY (CIL)

CHARGING SCHEDULE

Approved for use: 12th April 2016

Commencement date: 4th July 2016

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CIL CHARGING SCHEDULE RATES

This schedule has been issued, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended).

Charging authority: Solihull Metropolitan Borough Council

Date of approval: 12th April 2016

Date charging schedule takes effect: 4th July 2016.

The CIL rates expressed in pounds per m² are as follows:

Residential (C3)

<i>North Solihull</i>	<i>Mature Suburbs</i>	<i>Rural Area</i>	<i>Blythe Valley Park</i>
Nil	£75	£150	Nil

Retail (A1)

<i>Type</i>	<i>North Solihull</i>	<i>Mature Suburbs (excluding Solihull and Shirley Town Centres)</i>	<i>Solihull and Shirley Town Centres</i>	<i>Rural Area</i>
Supermarkets/convenience stores ≥ 550m ²	Nil	£300	£300	£300
Convenience stores < 550m ²	Nil	£150	£150	£150
Other retail formats	Nil	£50	£25	£50

Financial & Professional Services (A2)

<i>North Solihull</i>	<i>All other areas</i>
Nil	£25

Restaurants & Cafes (A3), Drinking Establishments (A4) & Hot Food Takeaways (A5)

<i>North Solihull</i>	<i>All other areas</i>
Nil	£100

Hotels (C1)

<i>North Solihull</i>	<i>All other areas</i>
Nil	£25

Residential Institutions (C2) (excluding hospitals & training centres)

<i>North Solihull</i>	<i>Blythe Valley Park</i>	<i>All other areas</i>
Nil	Nil	£25

Car Dealerships (sui generis)

<i>North Solihull</i>	<i>All other areas</i>
Nil	£75

All other uses

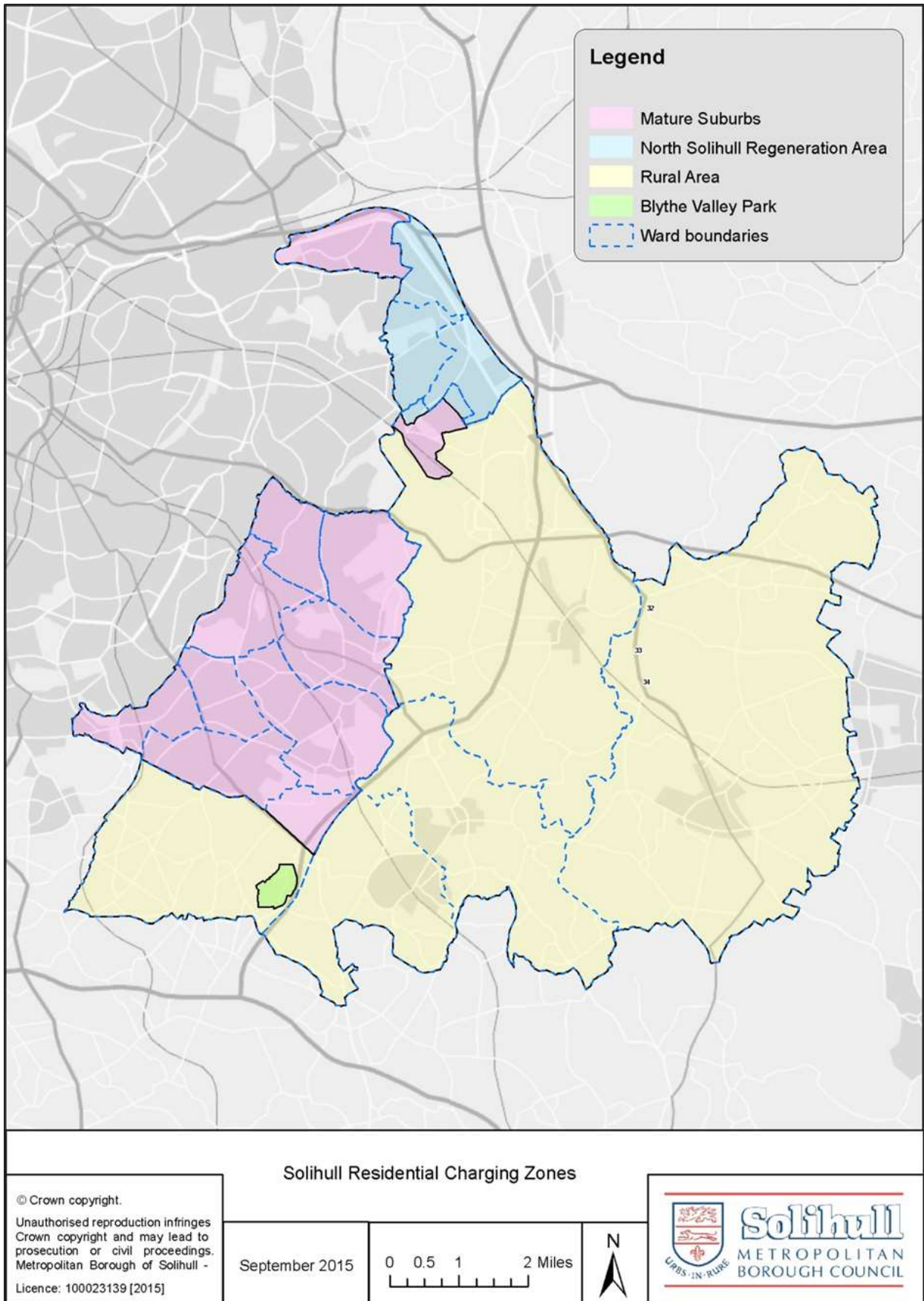
<i>North Solihull</i>	<i>All other areas</i>
Nil	Nil

In the event that a planning permission includes a development that is designed to accommodate a mix of uses, then unless otherwise specified in the permission (e.g. by condition which sets out the floorspace in each category) the higher CIL will be charged.¹

The charging zones, including the boundaries of Solihull & Shirley town centres, and Blythe Valley Park, are indicated on the maps on the following pages.

¹ See Regulation 40 (2): The chargeable amount is an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates.

CIL Charging Zones



The charging zones are based on ward boundaries with some minor adjustments to reflect differing characteristics in property and value terms.

The table below indicates which charging zone each ward falls within.

<i>North Solihull</i>	<i>Mature Suburbs</i>	<i>Rural Area</i>
Bickenhill (part ²) Chelmsley Wood Kingshurst & Fordbridge Smith's Wood	Bickenhill (part ³) Blythe (part ⁴) Castle Bromwich Elmdon Lyndon Olton St Alphege Shirley East Shirley South Shirley West Silhill	Bickenhill (part ⁵) Blythe (part ⁶) Dorridge & Hockley Heath Knowle Meriden

² Land north west of Moorend Avenue or accessed off Cambridge Drive (or any of its cul-de-sacs) and land north east of Berwicks Lane.

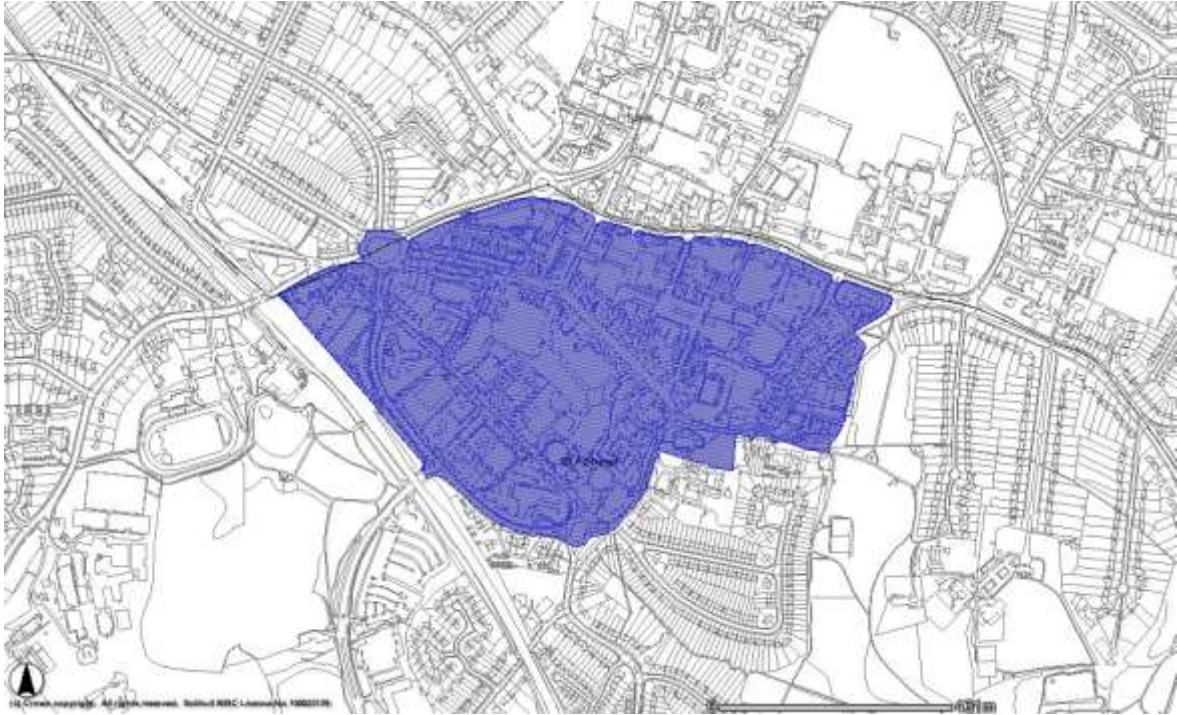
³ Land known as Marston Green (i.e. land north east of the boundary with Birmingham Airport; west of the section of Low Brook south of Coleshill Road; and north of Coleshill Road; but excluding land within the North Solihull charging zone as noted above.

⁴ Land known as Monkspath located north east of the Stratford Road.

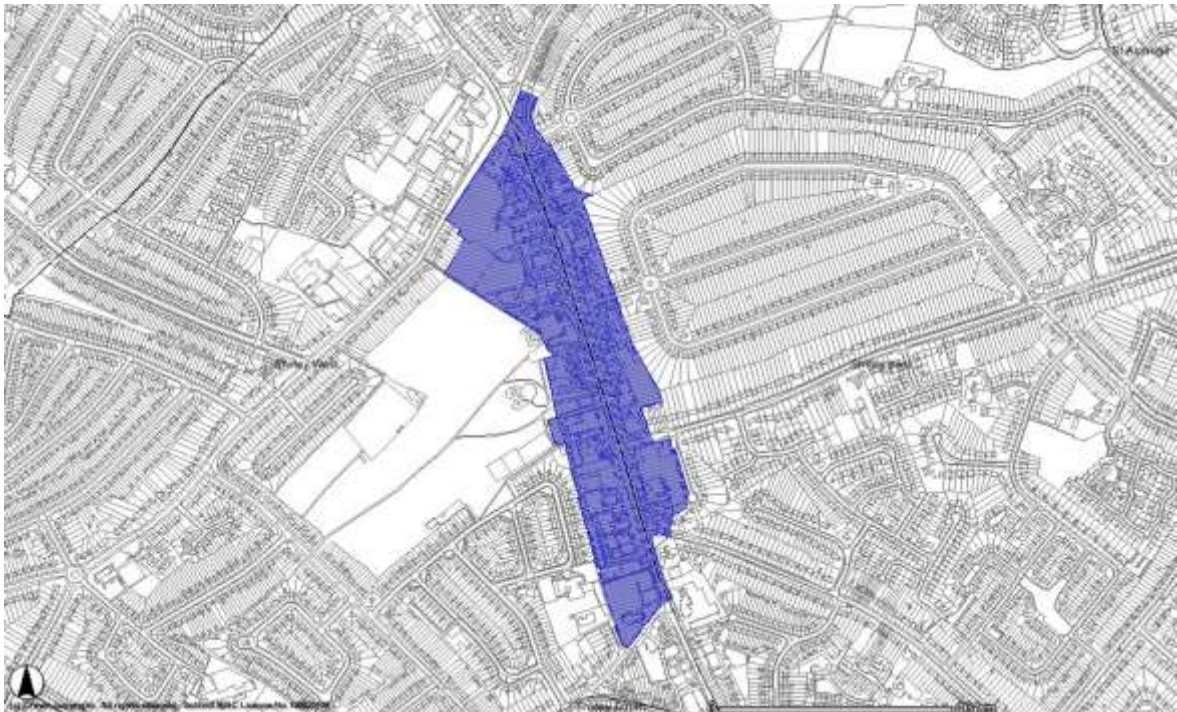
⁵ The remainder of Bickenhill ward not falling within the areas (Marston Green, Cambridge Drive or Berwicks Lane) described in footnotes 2 & 3.

⁶ The remainder of Blythe ward not falling within the area (Monkspath) described in footnote 4.

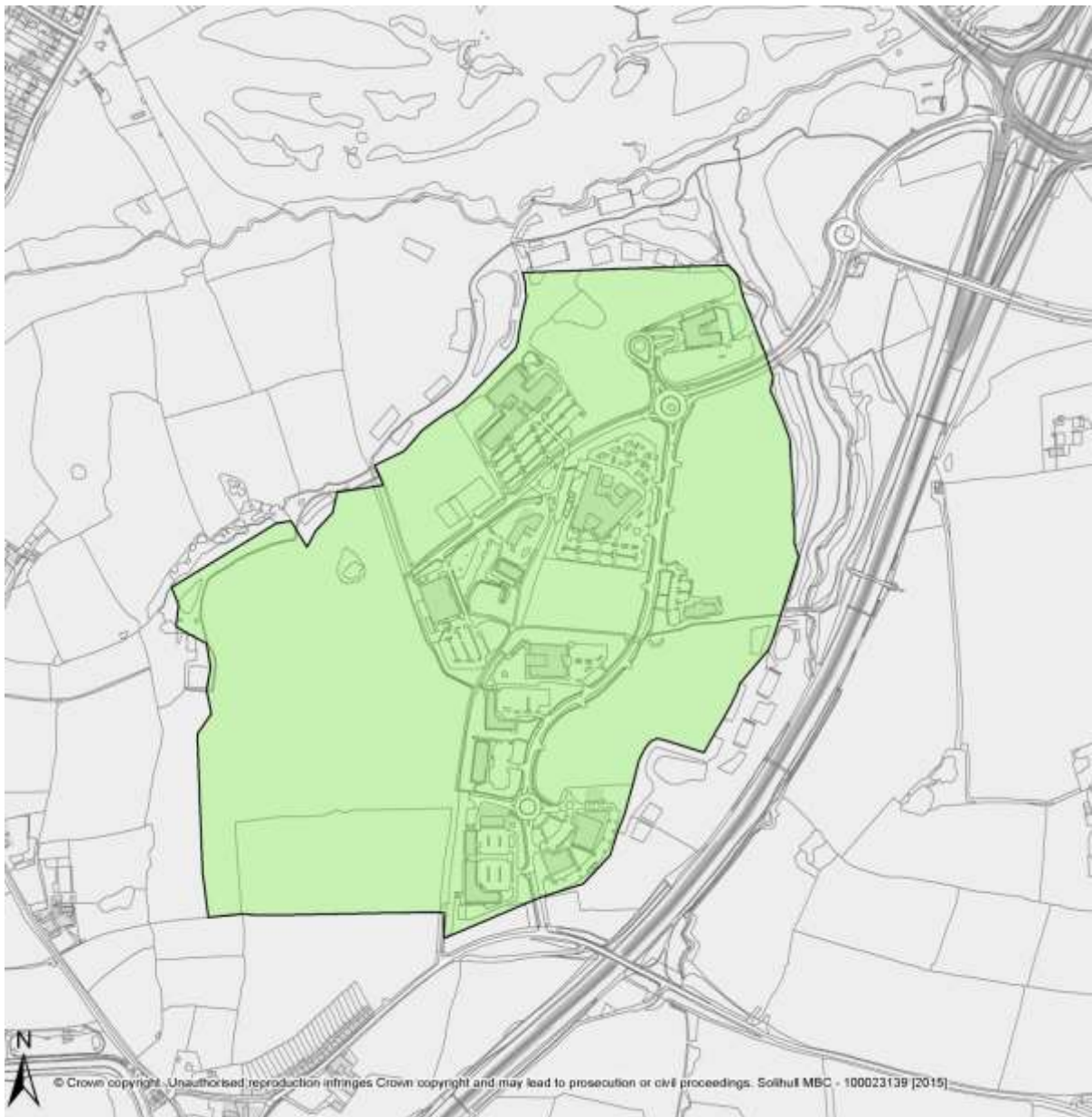
Solihull Town Centre (for the purpose of Retail (A1) rates)



Shirley Town Centre (for the purpose of Retail (A1) rates)



Blythe Valley Park (for the purpose of residential (C2 and C3) rates)



CALCULATING A CIL LIABILITY

The amount that developers will have to pay will be calculated by⁷:

Chargeable amount = chargeable development x chargeable rate x inflation measure.

Chargeable development – Calculated in square metres based on the net additional gross internal floorspace of the development subject to deductions for demolitions and/or retained in-use buildings as set out in Regulation 40 of the CIL Regulations 2010 (as amended).

Chargeable rate – CIL rate taken from the tables on pp.2-3 based on the type of development and/or its location.

Inflation measure – Will be the index figure⁸ for the year that the chargeable development received planning permission divided by the index figure for the year in which the charging schedule took effect.

WHEN IS CIL PAYABLE?

If a development is liable for CIL, then payment is due upon the commencement of development (if it were granted permission after the charging schedule was adopted).

When planning permission is granted a liability notice setting out the amount of CIL will be sent out with the decision notice.

The Council has discretion to offer the option of paying CIL in instalments. An instalments policy was approved with the Charging Schedule on 12th April 2016. It is available to view and download from the website www.solihull.gov.uk/cil.

⁷ Provided in accordance with regulation 12 (2) (d) of the Community Infrastructure Regulations 2010 (as amended).

⁸ The index to be used is the national All-In Tender Price Index of construction costs published by the Royal Institute Chartered Surveyors' Building Cost Information Service. See Regulation 40 (6) of the CIL Regulations 2010 (as amended) for further details.

EXCEPTIONAL CIRCUMSTANCES AND RELIEF

The levy applies to all developments that are included in the charging schedule and the Council does not have the ability to waive in whole, or in part, the levy liability other than in exceptional circumstances.

The Regulations and Planning Practice Guidance set out classes of development that are 'automatically' exempt and the circumstances when the Council can choose to offer further exemptions.

The following classes of development are excluded from being liable to CIL⁹:

- Development of less than 100 square metres - unless this results in the creation of a new dwelling. However, sub-division of an existing dwelling into two or more dwellings is not liable.
- Houses, flats, residential annexes and residential extensions which are built by 'self builders' for their own use.
- Social housing that meets the relief criteria as set out in the CIL Regulations 2010 (as amended).
- Charitable development that meets the relief criteria as set out in the CIL Regulations 2010 (as amended).
- Buildings into which people do not normally go or enter under limited circumstances e.g. electricity sub-stations.
- Structures which are not buildings, such as pylons and wind turbines.
- Vacant buildings brought back into the same use, but have been in lawful use for six continuous months out of the last three years before permission is granted.
- Where the levy liability is calculated to be less than £50.
- Mezzanine floors of less than 200 square metres, inserted into an existing building, are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

⁹ These exemptions/relief are valid from the time of approval; subsequent amendments to the CIL Regulations 2010 (as amended) may change this list.

Other developments that the Council could give relief to are only in the following circumstances and where the authority has published its policy to do so:

- Developments by charities which are held as an investment from which the profits are applied for charitable purposes.
- Where a specific scheme cannot afford to pay the levy. Relief is only possible in these circumstances if the particular development has an associated section 106 agreement, and the costs of complying with the agreement is greater than the levy charge. It would also need to be demonstrated that paying the full charge would have an unacceptable impact on the development's economic viability. These claims would be considered on a case by case basis.

The Council has discretion to introduce these additional exceptional circumstances; it is not considered necessary to introduce them at this time, but will be kept under review.

For more information about CIL in Solihull, please visit the website at www.solihull.gov.uk/cil

or contact us by email at planning@solihull.gov.uk or telephone on 0121 704 8008.