



SOLIHULL MBC

COMMUNITY INFRASTRUCTURE LEVY (CIL)

DRAFT CHARGING SCHEDULE

SUBMISSION VERSION

June 2014

This Draft Charging 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: to be confirmed

Date charging schedule takes effect: to be confirmed.

CIL Rates

The proposed CIL rates expressed in pounds per m²¹ is as follows:

Residential (C3)

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

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

¹ Rates are charged at net additional gross internal floorspace.

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

North Solihull	All other areas
Nil	£100

Hotels (C1)

North Solihull	All other areas
Nil	£25

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

North Solihull	All other areas
Nil	£25

Car Dealerships (sui generis)

North Solihull	All other areas
Nil	£75

All other uses

North Solihull	All other areas
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.²

² 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 ³) Chelmsley Wood Kingshurst & Fordbridge Smith's Wood	Bickenhill (part ⁴) Blythe (part ⁵) Castle Bromwich Elmdon Lyndon Olton St Alphege Shirley East Shirley South Shirley West Silhill	Bickenhill (part ⁶) Blythe (part ⁷) Dorridge & Hockley Heath Knowle Meriden

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

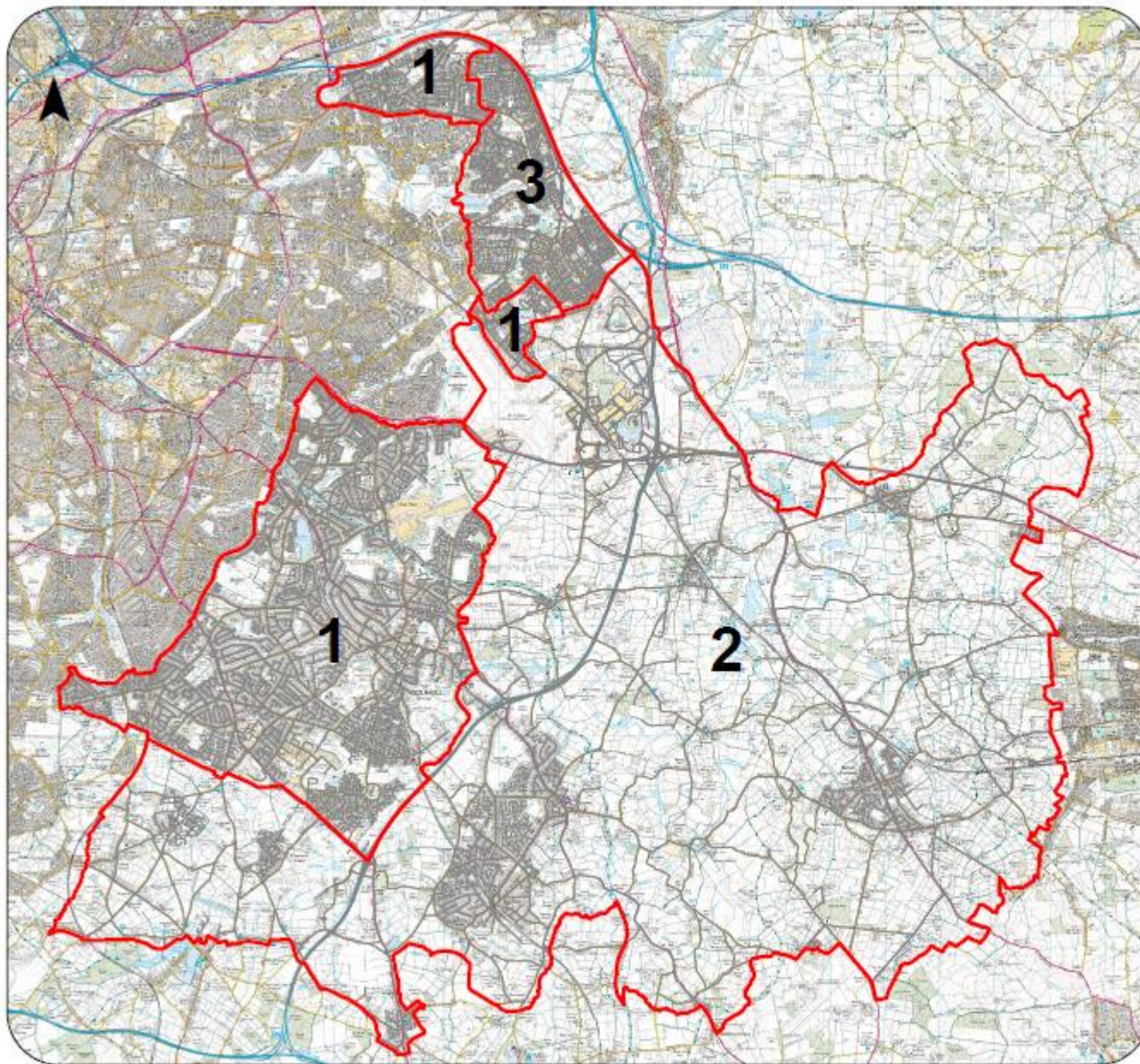
³ Land north west of Moorend Avenue or accessed off Cambridge Drive (or any of its cul-de-sacs) and land north east of Berwicks Lane.


⁴ 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.

⁵ Land known as Monkspath located north east of the Stratford Road.

⁶ The remainder of Bickenhill ward not falling within the areas (Marston Green, Cambridge Drive or Berwicks Lane) described in footnotes 2 & 3.

⁷ The remainder of Blythe ward not falling within the area (Monkspath) described in footnote 4.




Solihull
 METROPOLITAN
 BOROUGH COUNCIL

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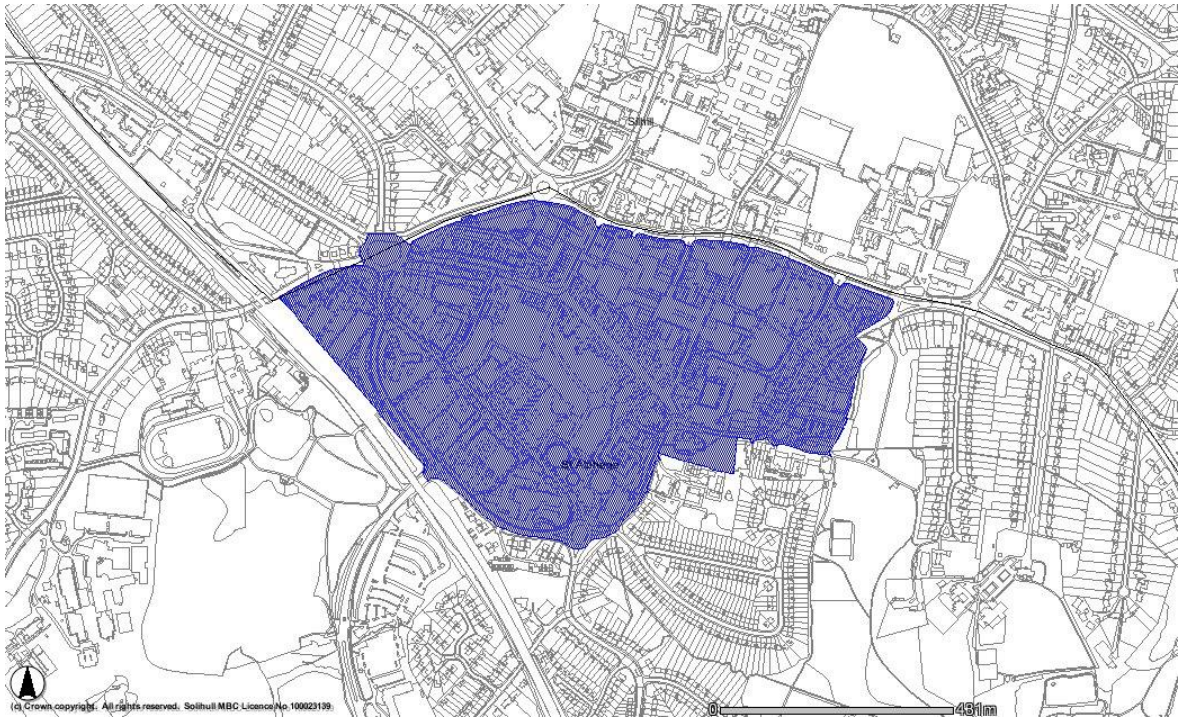
CIL Charging Zones

- 1 Mature Suburbs
- 2 Rural Area
- 3 North Solihull Regeneration Area

0 1 2
 Miles



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



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



Explanation of how Chargeable Amount will be Calculated⁸

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

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

Chargeable development – Calculated in square metres based on the gross internal floorspace of the development minus the gross internal floorspace of any existing buildings that are going to be demolished on the site (provided the buildings to be demolished have been in continuous use for at least 6 months in the last 36 months).

Chargeable rate – CIL rate taken from the tables in previous chapter based on the type of development and/or its location.

Inflation measure – Will be the index figure⁹ 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.

The amount to be charged for each development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

CIL will be applied on the chargeable floor space of all new development apart from that exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). The exemptions from the CIL rates are:

- A building into which people do not normally go;
- A building into which people go only intermittently for the purpose of maintaining or inspecting machinery;
- The gross internal area of a new buildings or extensions to buildings will be less than 100 square metres (other than where the development will comprise one or more dwelling);
- Self-build housing and domestic extensions
- A building for which planning permission was granted for a limited period;
- Development by charities of their own land to be used wholly or mainly for their charitable purposes;
- Social Housing.

⁸ Provided in accordance with regulation 12 (2) (d) of the Community Infrastructure Regulations 2010 (as amended).

⁹ 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