



# **Newark and Sherwood District Council**

## **Community Infrastructure Levy Charging Schedule 1<sup>st</sup> January 2018**

*The CIL Charging Schedule has been approved and published in accordance with Part 11 of the Planning Act 2008 (as amended by the Localism Act 2011) and the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations of 2011, 2012, 2014 and 2015).*

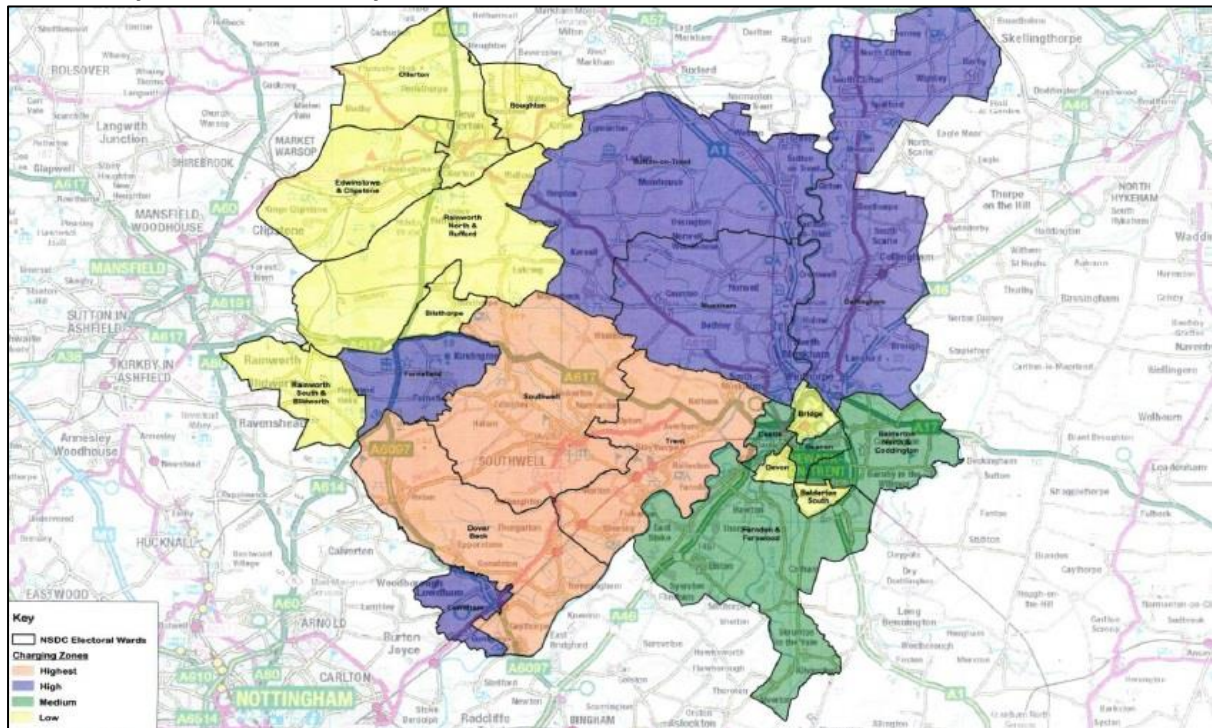
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<b>Name of Charging Authority</b>	<b>Newark and Sherwood District Council</b>		
<b>Date Approved by Full Council</b>	12/12/2017	<b>Date Charging Schedule takes effect</b>	01/01/2018
<b>Rates (£m<sup>2</sup>) at which CIL is to be Chargeable</b>	CIL will be charged in Pounds Sterling (£) per square metre at differential rates according to the type of development and by location as set out in the Commercial and Residential Tables of this Schedule.		
<b>Charging Zones</b>	The Residential Charging Zones to which CIL will be applied are those as identified on Residential Map as set out within this Schedule. (Commercial will have one District Wide Zone)		
<b>How the Chargeable Amount will be Calculated</b>	<p>The District Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out in Part 5 of the CIL Regulations.</p> <p>In summary the amount of CIL chargeable will be calculated as follows :</p> <p><u>CIL Rate x Chargeable Floor Area x BCIS Tender Price Index (at Date of Planning Permission)</u>  BCIS Tender Price Index (<i>to be updated when the indexation as at 1<sup>st</sup> Nov 2017 is available</i>)</p> <p>The Chargeable Floor Area makes allowance for previous development on the site. The net chargeable floor area amounts to the gross internal area of the chargeable development less the gross internal area of any existing buildings that qualify for exemption on the site.</p> <p>This summary does not take account of every aspect of the Regulations. The CIL Regulations are available to view at the District Council's website:  <a href="http://www.newark-sherwooddc.gov.uk/cil">www.newark-sherwooddc.gov.uk/cil</a> or at the Council Offices at Castle House (open between 8:30am and 5:pm Monday to Friday)</p>		
<b>BCIS Tender Price Index (at Date of Charging Schedule)</b>	278		
<b>Further Information</b>	<p>Further information concerning:</p> <ul style="list-style-type: none"> <li>• When CIL will be charged;</li> <li>• Who is Liable to pay CIL;</li> <li>• How CIL will be paid;</li> <li>• Relief/Exemptions from paying the CIL; and</li> <li>• Monitoring.</li> </ul> <p>Is available on the Council's website which can be viewed at: <a href="http://www.newark-sherwooddc.gov.uk/cil">www.newark-sherwooddc.gov.uk/cil</a></p> <p>Alternatively please telephone us on 01636 650000  Or E-mail: <a href="mailto:planning@nsdc.info">planning@nsdc.info</a></p>		

## Commercial Community Infrastructure Levy Rates

<b>Non-Residential CIL</b>	
<b>Districtwide</b>	
All Non-residential uses (excepting Retail)	£0sqm
<b>Districtwide</b>	
Retail A1-A5	£100sqm

## Community Infrastructure Levy Zones –Residential



## Residential Community Infrastructure Levy Rates

<b>Residential CIL</b>	
Apartments (All Zones)	£0sqm
Housing Low Zone 1	£0sqm
Housing Medium Zone 2	£45sqm
Housing High Zone 3	£70sqm
Housing Very High Zone 4	£100sqm

## **Amended Newark and Sherwood Community Infrastructure Levy Instalment Policy – 1<sup>st</sup> May 2013**

### **1. Introduction**

Regulation 70 (7) of the Community Infrastructure Levy (Amendment) Regulations 2011 sets a default of full payment of the Levy within 60 days of the commencement of development. The Amendment Regulations also enable a Charging Authority to set an Instalment Policy that allows payments to be spread over longer periods. Within Newark and Sherwood it is considered reasonable that payment instalments are scheduled in proportion to the scale of development that is proposed.

The District Council have undertaken a review of its instalment policy. To provide greater flexibility and to give developers longer to pay CIL the policy has been amended by increasing each of the instalment periods.

For further information about the Newark & Sherwood Community Infrastructure Levy please visit <http://www.newark-sherwooddc.gov.uk/cil/>, e-mail [planning@nsdc.info](mailto:planning@nsdc.info) or telephone 01636 650000.

### **2. Instalment Policy**

In accordance with Regulation 69b of The CIL Amendment Regulations, Newark and Sherwood District Council (The Charging Authority) will apply the following Instalment Policy to all development on which CIL is liable.

The Amended Instalment Policy came into effect on **1<sup>st</sup> May 2013** and the existing one ceased to have effect on the **30<sup>th</sup> April 2013**.

### **3. Number, Proportion and Timing of Instalments**

The Community Infrastructure Levy will be payable by instalments as follows:-

- a) Where the chargeable amount is less than £50,000**
  - Full payment will be required within 90 days of the commencement date<sup>1</sup> or on substantial completion of the liable development whichever is soonest;
  
- b) Where the chargeable amount is £50,000 - £250,000**
  - First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest; and
  - The second instalment representing 75% of the chargeable amount will be required within 300 days of the commencement date or on substantial completion of the liable development whichever is soonest.
  
- c) Where the chargeable amount is over £250,000**
  - First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest;
  - Second instalment representing 25% of the chargeable amount will be required within 210 days of the commencement date or on substantial completion of the liable development whichever is soonest;
  - Third instalment representing 25% of the chargeable amount will be required within 390 days of the commencement date or on substantial completion of the liable development whichever is soonest; and

The fourth and final instalment representing 25% of the chargeable amount will be required within 570 days of the commencement date or on substantial completion of the liable development

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<sup>1</sup> The commencement date is defined in CIL Regulation 7 and will be as advised by the developer in their Regulation 67 Commencement Notice