South Downs National Park – Community Infrastructure Levy
Draft Charging Schedule

September 2015
1. The South Downs National Park Authority (‘SDNPA’) has published this Community Infrastructure Levy (‘CIL’) Draft Charging Schedule as the local planning authority and CIL charging authority for the entire area of the South Downs National Park, under powers provided by Section 206 of the Planning Act 2008.

2. The Draft Charging Schedule is published for consultation in accordance with Regulation 16 of the CIL Regulations 2010. SDNPA will submit a Summary of Representations made on this document alongside the final Draft Charging Schedule for examination.

South Downs National Park CIL

3. CIL was introduced by Part 11 of the Planning Act 2008 and is governed by the CIL Regulations 2010 (as amended) and the Planning Practice Guidance published by the Department for Communities and Local Government. SDNPA intends to adopt and implement a CIL Charging Schedule by April 2016. Planning obligations under Section 106 of the Planning Act will continue to be used until CIL is introduced.

4. A ‘Preliminary Draft Charging Schedule’ was published for consultation in March 2014 in accordance with Regulation 15. All representations have been taken into account in the production of this Draft Charging Schedule.

5. In setting CIL rates, SDNPA must strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

6. The CIL should contribute towards the implementation of the National Park Local Plan by funding the infrastructure necessary to support new development, residents, communities, businesses and visitors to the National Park. As required by the National Planning Policy Framework, CIL charges will therefore support and incentivise delivery of the spatial strategy set out in the Preferred Options Local Plan.

7. The rates proposed in this consultation document have been informed by evidence of infrastructure needs and development viability.

Appropriate available evidence

8. The South Downs National Park CIL rates must be informed by appropriate available evidence.

9. The evidence underpinning the CIL rates is:
   - National Park Preferred Options Local Plan
   - Partnership Management Plan
   - Infrastructure Delivery Plan, and
   - Community Infrastructure Levy and Affordable Housing Viability Assessment.

10. This evidence can be found at our website: www.southdowns.gov.uk/CIL.

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i http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/
ii CIL Regulation 14 as amended by Regulation 5(3)(2014).
iv Planning Act 2008 s.211 (7A) as amended by Localism Act 2011 s.114(2) and CIL Amendment Regulation 5 (2014).
Draft Charging Schedule rates

11. The proposed rates set out below are supported by evidence of development viability across the South Downs National Park area. Following independent examination and adoption, the rates set out in the final Charging Schedule will come into force and will be non-negotiable.

12. Different rates are proposed for different intended uses of development, in accordance with Regulation 13. For residential uses, different rates are also proposed for geographical zones with reference to local viability evidence. The boundaries of residential zones are shown on the Draft Charging Schedule Map (at the end of this document). Zone 1 covers Petersfield, Lewes, Petworth and Midhurst; Zone 2 covers Liss; Zone 3 covers all other areas.

<table>
<thead>
<tr>
<th>Use of Development</th>
<th>Proposed Levy (£/m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential – Zone 1</td>
<td>150</td>
</tr>
<tr>
<td>Residential – Zone 2</td>
<td>100</td>
</tr>
<tr>
<td>Residential – Zone 3</td>
<td>200</td>
</tr>
<tr>
<td>Large format retail*</td>
<td>120</td>
</tr>
<tr>
<td>All other development</td>
<td>0</td>
</tr>
</tbody>
</table>

13. The chargeable amount of CIL for any new development is calculated in accordance with Part 5 of the CIL Regulations (2010, as amended). The locally set rates above are multiplied by the gross internal area\vi of new buildings and enlargements to existing buildings, taking demolished floorspace into account and subject to the exemptions listed in Part 6 of the Regulations.

14. Part 6 of the CIL Regulations 2010 (as amended) exempts the following types of development from the CIL charges:
   - Social (affordable) housing
   - Domestic residential extensions
   - Self-build development
   - Development by charitable institutions
   - Changes of use that do not increase floorspace
   - Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
   - Buildings with temporary planning permission.

15. The CIL rates will increase with market inflation over time to ensure their effectiveness at funding infrastructure. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

Implementation choices

16. The CIL Regulations allow SDNPA to make certain choices about how to implement the CIL. These choices can be amended or reversed if they are no longer suitable by giving notice on our website.

17. Representations made during the previous CIL consultation informed the choices proposed below.

Payment by instalments\vii

18. Payment of a CIL charge is due from the date a chargeable development commences. SDNPA will accept, at its discretion, the payment of CIL by instalments to provide flexibility and support for more complicated developments. For larger developments, CIL payments can be linked to phased planning permissions over time.

19. An ‘instalment policy’ stating the number and amount of instalments, timing and qualifying criteria will be published alongside the adopted Charging Schedule.

\* ‘Large format retail’ means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

\vi The Authority will use the HMRC Valuation Office Agency’s definition of gross internal area.

\vii CIL Regulation 69B.
20. SDNPA will accept, at its discretion, the CIL charge to be offset in whole or in part by the value of any infrastructure provided or constructed by the applicant. The CIL charge may also be offset in whole or in part by the value of any land transferred to SDNPA, where it would support the provision of necessary infrastructure.

21. This choice will enable developers to directly provide the infrastructure needed to support new development, rather than paying for it indirectly through CIL charges. The value of land- and infrastructure-in-kind will be determined by the District Valuer.

Relief for low-cost market housing

22. SDNPA can allow, at its discretion, relief from liability to pay a CIL charge to new market houses that are to be sold at no more than 80 per cent of their market value. We welcome your comments on this type of relief.

Consultation process (Statement of Representations Procedure)

23. Consultation on this document will run from 2nd September to 28th October 2015. Comments and representations are invited from all stakeholders, individuals and groups and should be submitted using the following contact details:

Website:
www.southdowns.gov.uk/CIL

Email:
CIL@southdowns.gov.uk

Postal:
CIL Consultation
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

Phone:
01730 814810

24. Representations may be accompanied by a request to be notified at a specific address when the Draft Charging Schedule has been submitted for examination, the examiner’s recommendations are published and the charging schedule is approved.

Accessibility

25. All documents related to this consultation can be viewed on our website (www.southdowns.gov.uk/cil) or at the South Downs Centre in Midhurst (address above). Printed copies, a large-print version and other formats can be requested using the contact details above.

Next steps

26. SDNPA will take into account any representations made on this document before submitting the draft charging schedule for examination. Any changes made to the draft charging schedule following this consultation will be published in a Statement of Modifications.

27. The Draft Charging Schedule, Statement of Modifications and a Summary of Representations will then be submitted for examination.

28. Requests to be heard by the examiner may be submitted to SDNPA within four weeks of submitting the Draft Charging Schedule for examination.

29. An independent examiner must approve the Draft Charging Schedule (subject to amendment if necessary) before SDNPA can adopt the final Charging Schedule. The Charging Schedule will be applied to all liable planning permissions from the date of adoption. The Charging Schedule will be reviewed periodically thereafter.

Cover photo: © SDNPA / A.Purkiss

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viii CIL Regulations 59, 73 and 73A.
ix CIL Regulation 49A.
Residential Rates: Differential Zones

- **£150/m² – Zone 1**
- **£100/m² – Zone 2**
- **£200/m² – Zone 3**

SDNPA Charging Authority area

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Ordnance Survey 100050083

Scale at A4 1:450,000