

## Authorities with charging schedules

The authorities are first listed in Part A in the order in which CIL has been established and then in Part B they are listed alphabetically. There is no central register and so reliance has to be placed on web searches and alerts to try to keep up to date. Some may have escaped this net so it is best to check the website of the particular authority if not on this list. Some such as Poole and Fareham are in the process of reviewing the existing CIL Charging Schedule so that they may be subject to change. There are over 100 authorities in the process of introducing CIL having reached different stages of the process at different paces. It is likely that a number will introduce CIL in the second and third quarters of 2015.

In addition to the local planning authority's CIL there will also be the Mayoral CIL in and around London (as to which see Chapter 19).

### A. In order in which established CIL regime

(i) Newark and Sherwood DC – the charging schedule took effect on 1<sup>st</sup> December 2011 and divides the area into six zones for the purposes of residential development with varying rates - two £0, two £45, one £55, one £65 and the last £75. Other types of development are divided both by area as there are seven zones and class of development of which there are nine (hotel; residential institution; industrial; offices; retail; community/institutional; leisure; agricultural; and sui generis). Most are at £0 but retail is £100 in six zones and £125 at Newark Growth Point.

(ii) Redbridge - this authority has a single CIL rate applicable to all types of development wherever located in the area. It has been set at £70 per square metre with effect from 1<sup>st</sup> January 2012.

(iii) Shropshire - with effect from 1<sup>st</sup> January 2012 new residential development in Shrewsbury, the market towns and key centres is set at £40 whilst it is £80 for new residential development elsewhere. Any other development is at a nil rate.

(iv) Portsmouth – took effect on 1<sup>st</sup> April 2012 with a basic CIL rate of £105 for any development not specifically mentioned. A CIL rate of £53 applies to in-centre retail of any size, out of centre retail for less than 280 square metres, hotels and residential institutions. A £0 rate applies to office and industrial developments and community uses.

(v) Huntingdonshire – the charging schedule came into force on 1<sup>st</sup> May 2012. The rates apply across the whole of the area but vary according to the type of development. Retail development with an area of 500 sq. m or less is chargeable at £40 and if greater than 500 sq. m at £100. This differential in size with retail developments is being considered in a number of other areas and has met with opposition from some of the major retailers. The charging authority must justify such a differential with supporting evidence. After the 2014 Regulations the grounds for objection have been removed. Hotel developments are chargeable at £60. Institutional residential developments are charged at £40 whilst for health developments the rate is £65. There is a nil rate for business (B1), general industrial storage and distribution (B2 and B3); community uses (D1 and D2) save for Health uses and agriculture. Any other development is chargeable at £85.

(vi) Wandsworth – these took effect on 1<sup>st</sup> November 2012 and the CIL Rates are determined by four different areas within the borough. The Mayor of London charge will also apply. Dependent on the area

(a) the residential rates are 575; £265; £250; and £0.

(b) office or retail rates are £265; £250; and £0.

(c) all other developments £0.

(vii) Wycombe – with effect from 1<sup>st</sup> November 2012 the area is divided into two charging zones. The rate for residential developments (including sheltered accommodation) is £150 in one zone and £125 in the other. In both zones there is a rate of £200 for convenience based supermarkets (defined as shopping destinations in their own right where weekly food shopping needs can be met and which also include non-food floor space as part of the overall mix of the unit) and retail warehousing (defined as large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers) with net retail selling space of over 280 square metres. All other retail and uses akin to retail are chargeable at £125. Any other developments are at £0.

(viii) Bristol – these took effect on 1<sup>st</sup> January 2013. The rates for developments are: residential chargeable at £70 (Inner zone) and £50 (Outer zone); hotels at £70; retail at £120; student accommodation at £100; commercial (classes B1, B2 and B8) £0; other development £50.

(ix) Poole – with effect from 2<sup>nd</sup> January 2013 a simple charging schedule has been introduced. There are three zones with residential developments chargeable at rates of £150, £100 and £75. Any other development is chargeable at £0.

(x) East Cambridgeshire – with effect from 1<sup>st</sup> February 2013. Residential development set for three zones at £40/£70 and £90. Retail is £120 and all other developments at £0.

(xi) Croydon – with effect from 1<sup>st</sup> April 2013 the rates for residential developments are £0 within the Croydon Metropolitan Centre but £120 outside it; £120 for business developments within the Metropolitan Centre but £0 outside that area; £0 for institutions in the whole area; and £120 for any other developments in the whole area. The latter may unexpectedly catch some developments.

(xii) Elmbridge –with effect from 1<sup>st</sup> April 2013 the rates are residential dwellings (class C3) £125; all retail developments (class A1-A5) £50; and all other developments £0.

(xiii) Barnet – with effect from 1<sup>st</sup> May 2013. The rates are £135 Residential (C1 - C4, Sui Generis HMOs) excluding ancillary car parking; £135 Retail (A1 - A5) excluding ancillary car parking; and £0 all other use classes.

(xiv) Fareham – with effect from 1<sup>st</sup> May 2013. The rates are £105 for residential developments (C3(a) and (c)/C4; £60 Care homes (C3(b)/C2); £35 hotels within C1; £0 for comparison retail in zones of town centres shown on maps (there is a long definition of comparison retail including clothing, household appliances, carpets, furniture, toys, sports equipment and cameras); £120 for all other types of retail; £0 for all other developments.

(xv) Plymouth – with effect on 1<sup>st</sup> June 2013 most rates are set at £0 so as to encourage development. Residential is £30; purpose built student accommodation is £60 save it is £0 if located within a particular zone within the city; and £100 for superstores and supermarkets with gross internal floor space of 1000 square metres or more including any extensions. Oddly both superstores and supermarkets appear to have the same definition which is that used for supermarkets by Wycombe, namely “shopping destinations in their own right where weekly food shopping needs can be met and which also include non-food floor space as part of the overall mix of the unit.” If this is correct then many retail superstores will not be caught as they will not meet the weekly food needs of their customers. It is noteworthy that Wycombe has a different definition which is applicable to superstores.

(xvi) Brent – with effect from 1<sup>st</sup> July 2013. The rates are; residential, residential institutions, student accommodation, hostels and HMOs £200; hotels £100; retail £40; warehouse clubs £14; assembly and leisure excluding swimming pools £5; remainder including light industrial £0.

(xvii) Broadlands – with effect from 1<sup>st</sup> July 2013. There are two charging zones for residential developments (C3/C4 excluding affordable housing but including domestic garages excluding shared-use and decked) with rates of £75 and £50. Large convenience goods based stores (at least 50% of net floor space area given over to convenience goods) with floor space of 2000 square metres or more. Such store developments are rated at £135. All other retail and assembly and leisure rated at £35 includes sui generis akin to them such as petrol stations, retail warehouses, nightclubs and amusement centres. Public service development such as fire and police stations (C2; C2A; and D1) are rated at £0. All other developments are rated at £0.

(xxviii) Norwich – with effect from 15<sup>th</sup> July 2013 the rates are residential development (Classes C3 and C4 excluding affordable housing) including domestic garages but excluding shared-user and decked garages £75; flats in blocks of 6 or more £65; large convenience goods based stores (more than 50% of net floor area is intended for sale of convenience goods) of 2000 sqm or more £135; all other retail uses (A1-A5) and assembly and leisure development plus sui generis uses such as retail warehouse clubs, petrol stations, nightclubs, amusement centres and casinos £25; Class C2, C2A and D1 and sui generis fire and rescue stations, ambulance stations and police stations £0; all other uses covered by CIL regulations (including shared-user/ decked garages) £5.

(xix) Havant – with effect from 1<sup>st</sup> August 2013. The rates are: residential £100 in a defined area and £80 elsewhere; retail out of town centre over 280 sqm £80, under 280sqm £40, town centre £0; and all other developments £0.

(xx) Waveney – with effect from 1<sup>st</sup> August 2013. There are four residential charging zones and the rates are £150; £60; £45; and £0. For holiday lets the rate is £40. For Supermarkets, superstores and retail warehouses the rate is £130. All other developments are £0.

(xxi) Southampton – with effect from 1<sup>st</sup> September 2013. The rates are £43 for retail developments (A1-A5) and £70 for residential (C3, C4 and houses in multiple occupation) but not C2 (residential institution).

(xxii) Chorley – with effect from 1<sup>st</sup> September 2013. The rates are dwelling houses £65; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail

warehouse, retail parks and neighbourhood convenience stores) £40; community uses £0; all other uses £0. The use definitions are contained in an appendix to the Charging Schedule.

(xxiii) South Ribble – with effect from 1<sup>st</sup> September 2013 the rates are dwelling houses (excluding apartments) £65; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail warehouse, retail parks and neighbourhood convenience stores £40; community uses £0 and all other uses £0. The various uses are defined in Appendix two to the Charging Schedule.

(xxiv) Bassetlaw – with effect from 1<sup>st</sup> September 2013. There are four residential charging zones and the rates are £55; £20; £5; £0. There are three commercial charging zones as regards industrial developments the rates are £15, £0 and £0 whilst for retail developments they are £100; £25; £0.

(xxv) Preston – with effect from 30<sup>th</sup> September 2013 the rates are dwelling houses (excluding apartments) £65 save for those in the Inner Preston Zone when the rate is £35; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail warehouse, retail parks and neighbourhood convenience stores £40; community uses £0 and all other uses £0. The various uses are defined in Appendix two to the Charging Schedule.

(xxvi) Harrow – with effect from 1<sup>st</sup> October 2013 the rates are residential use within Class C3 £110; Hotel use within Class C1, residential institutions except hospitals (Class C2), student accommodation, hostels and HMO's (sui generis) £55; Classes A1- A5 (retail, financial and professional services, restaurants and café, drinking establishments, hot food take-aways) £100; all other uses nil).

(xxvii) Oxford – with effect from 21<sup>st</sup> October 2013 uses in Classes A1-A5 (shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food establishments) have a rate of £100; uses in Classes B1 (business), B2 (general industrial), B8 (storage or distribution), C1 (hotels) and C2 and C2A (residential institutions and secure residential institutions) are rated at £20; uses in Classes C3 (dwellinghouses including self-contained sheltered accommodation and self-contained graduate accommodation) and C4 (houses in multiple occupation) and student accommodation are rated at £100; uses in Classes D1 (non-residential institutions) and D2 (assembly and leisure) are rated at £20; all other development uses are rated at £20.

(xxviii) Exeter – with effect from 1<sup>st</sup> December 2013 the rates are £80 residential (excluding Class C2); student housing whose occupation is limited by planning permission or planning obligation £40; retail (A1-A5) outside city centre £125; and all other developments nil rate.

(xxix) Newham- with effect from 1<sup>st</sup> January 2014. There are two zones for residential developments with rates of £80 and £40. For the whole area the remaining rates are £30 for retail; £120 for hotels; £130 for student accommodation; and remainder £0.

(xxx) Merton – with effect from 1<sup>st</sup> April 2014 there are two zones for the residential rates which are £220 and £115. There is a single rate of £100 for retail warehouses and superstores (defined in the schedule).

(xxxi) Bedford – with effect from 1<sup>st</sup> April 2014 there are five zones for residential development with rates of £40; £55; £100; £120; and £125. For these purposes dwelling units

are stated to include not just C3 units but also C2 units together with C3 units where the units directly benefit from communal facilities comprising 10% or more of the total gross floor space as part of the overall mix of the unit. Care homes, extra care and other residential institutions have a nil rate. Convenience based supermarkets and superstores and retail warehouses (net retailing space over 280 sqm. are rated at £120. Office, industrial, warehousing and other uses have a nil rate.

(xxxii) Dartford – with effect from 1<sup>st</sup> April 2014 there are two zones for residential development. In Zone A all residential development is rated at £200. In Zone B residential development of less than 15 homes providing solely market housing is rated at £200 whilst residential development of 15 homes or more providing a housing mix which includes a proportion of affordable housing is rated £100. This seems to provide scope for planning residential development to reduce the CIL liability. It also seems to leave a gap with some residential developments not within either category. There are two different zones relating to retail development. In zone D all retail development above 500 sqm. is rated at £125 whilst all other retail use is nil rated. In Zone C supermarkets and superstores above 500 sqm are rated at £65 and all other is nil rated. Office, industrial, hotel and leisure developments are rated at £25. Any other developments are nil rated.

(xxxiii) Taunton Deane – with effect from 1<sup>st</sup> April 2014. There are four zones for residential development (£125, £70 and two at nil rate). For these purposes there is excluded from residential Class C2 use but there is included student housing and similar types of institutional accommodation. Retail development (Classes A1-A5) outside Taunton and Wellington town centres are rated at £140. All other developments are nil rated.

(xxxiv) Sutton - with effect from 1<sup>st</sup> April 2014. Residential is rated at £100 psm and retail which is wholly or mainly convenience at £120 psm. There is a nil rate for retail which is wholly or mainly comparison; office; hotels; industrial; community uses (schools and hospitals) and all other developments not separately defined. Appendix 2 to the charging schedule sets out what constitutes convenience goods and comparison goods.

(xxxv) Winchester – with effect from 7<sup>th</sup> April 2014 the area is divided into three zones. In Zone 1 there is a £0 rate. In Zone 2 the rate for residential and retail development is £120. In Zone 3 the residential rate is £80 whilst the retail rate is £120. The rate for all other developments is £0.

(xxxvi) Waltham Forest – with effect from 15<sup>th</sup> April 2014. There are two zones for residential development with rates at £70 and £65. The remainder of the rates apply across the area. Those rates are publicly funded care homes £0; convenience superstores and retail warehouses - £150; hot takeaways and restaurants - £80; betting shops - £90; and hotels - £20.

(xxxvii) South Norfolk – with effect from 1<sup>st</sup> May 2014 there are two zones for residential development (C3 and C4 excluding affordable housing) including domestic garages but excluding shared-user and decked garages £75 and £50. A rate of £135 applies to large convenience goods based stores (more than 50% of net floor area is intended for sale of convenience goods) of 2000 sqm or more; all other retail uses (A1-A5) and assembly and leisure development plus sui generis uses such as retail warehouse clubs, petrol stations, nightclubs, amusement centres and casinos £25; Class C2, C2A and D1 and sui generis fire

and rescue stations, ambulance stations and police stations £0; all other uses covered by CIL regulations (including share-user/decked garages) £5.

(xxxviii) Chelmsford – with effect from 1<sup>st</sup> June 2014 the rates are residential £125; convenience retail (A1 food) £150; comparison retail (A1 non-food; A2-5; and sui generis uses akin non-food) £87; and the rest nil.

(xxxix) Merthyr Tydfil – with effect from 2<sup>nd</sup> June 2014. There are three zones for residential development (C3). One is rated at £25 and the other two at nil. Retail (A1) is rated at £100 and retail (A3 –restaurant and cafes) at £25.

(xl) Purbeck – with effect from 5<sup>th</sup> June 2014 the rates are £75 for A1 retail; £20 for A2-5; for C2 (care homes) and C3 (sheltered homes) there are three zones with rates of £100, £30 and nil; for C3 (not sheltered homes) and C4 there are four zones with rates of £180, £100, £30 and £10; for all other developments nil.

(xli) City of London – with effect from 1<sup>st</sup> July 2014. Residential development is charged at a rate of £150 in the “Riverside” zone and £95 elsewhere. Office development is to be charged at £75. Developments for medical, educational and emergency service are at a rate of £0. All other developments have a £75 rate.

(xlii) Caerphilly – with effect from 1<sup>st</sup> July 2014. There are three zones for residential development and the rates are £0, £25 and £40. As regards commercial developments there are no zones. The rates are – retail (A1) £100; restaurant, café and drinking establishments (A3) £25; office (B1), industrial (B2-B8), care and nursing home development, non-residential institutions (D1), hotel development (D2) and cinema (D2) all nil.

(xliii) Epsom and Ewell – with effect from 1<sup>st</sup> July 2014. There are no zones. The rates are – residential dwellings (C3) £125; convenience retail (A1) £150; student accommodation (C2) £30; care homes (C2) £20; all other uses nil.

(xliv) Trafford – with effect from 7<sup>th</sup> July 2014. The terminology and approach is a little different from other charging schedules. There are three zones for private market houses – helpfully called cold, moderate and hot. The rates are £20, £40 and £80. For apartments (which include sheltered housing and retirement apartments) the rates in those zones are £0; £0; and £65. The remainder of the rates are retail warehouses (defined in the Appendix to the Charging Schedule) £75; supermarkets outside town centres (similarly defined) £225; supermarkets in defined town centres £0; public and institutional facilities for education, health, community and emergency services and public transport £0; offices, industry and warehousing £0; leisure £10, hotels £0; all other developments £0.

(xlv) Sevenoaks – with effect from 4<sup>th</sup> August 2014 the rates are residential (Class C3) £125 and £75 dependent on the zone and a single rate for supermarkets and superstores primarily selling convenience goods of £125; retail warehousing £125; and other forms of development £0. The uses have their own definitions in the schedule.

(xlvi) Islington – with effect from 1<sup>st</sup> September 2014. There are two zones for four types of development. These are (i) residential dwellings (C3 and C4); residential institutions (C2 and C2A) not including public health facilities and public care facilities - £300 and £250; (ii) retail (A1, A2, A3, A4, and A5) - £175 and £125; (iii) hotels (C1) and apart-hotels - £350 and

£250; office (B1a) - £80 and nil. Borough wide student accommodation is rated at £400 and £80 for conference centres, nightclubs, private members clubs, amusement centres and assembly and leisure (D2) not including public leisure facilities. There is a long list of uses which are nil rated.

(xlvii) West Lancashire – with effect from 1<sup>st</sup> September 2014. There are two zones. In zone B the rate is nil for all developments. In zone A the rates are – residential dwelling house (C3a,b,c) £85; apartments (defined as dwellings with shared access and communal areas on more than one floor) (including retirement apartments) nil; agricultural workers dwellings (dwelling in which the occupancy is limited usually by condition to those employed in agriculture) nil; comparison retail Any building selling mainly comparison goods such as clothing, footwear, household and recreational goods) nil; convenience retail (any building selling mainly everyday essential items, including food, drink, newspapers/magazines and confectionery. In the case of a mixture of convenience and comparison goods the rate will be based on the main use) £160; food and drink (A3/A4/A5) £90; all other uses nil.

(xlviii) Lambeth – with effect from 1<sup>st</sup> October 2014. There are three zones for residential, hotel and office developments. Residential rates are £225; £150; and £50. Hotel rates are £100 in one zone and nil in the other two. Office rates are £125 in one zone and nil in the other. For the whole borough rates are – industrial nil; large retail development (retail warehouses and superstores/ supermarkets using standard definitions) £115; other retail nil; student accommodation £215; all other uses not identified nil.

(xlix) Teignbridge – with effect from 13<sup>th</sup> October 2014. Retail is rated at £150 outside identified town centres and nil within them. There are five rates for residential development dependent on the location of the development site (£70, £85, £125, £150 and £200). But there is no CIL rate on affordable housing. All other development or uses are rated at nil.

(l) Haringey – with effect from 1<sup>st</sup> November 2014. There are three zones for residential and student accommodation and for each use the rate is the same in each zone starting at £15 then £165 and lastly £265, For supermarkets the rate is £95 whilst retail warehousing is £25. Standard definitions are used for these terms and there is no express area limitation. Office, industrial, warehousing and small scale retail (Use Class A1-A5) are nil rate as are health, school, higher education and all other uses.

(li) Richmond – with effect from 1<sup>st</sup> November 2014. There are two zones for residential development with rates of £250 and £190. The rate for office development outside Richmond Town Centre is £25. Borough wide the rate for retail (wholly or mainly convenience) is £150. The schedule provides that convenience retail is a shop or store where the planning permission allows selling wholly or mainly everyday items, including food, drinks, newspapers/magazines and confectionary. The same rate of £150 applies for wholly or mainly comparison retail in Richmond Town Centre. Comparison rates is stated by the schedule to be a shop or store selling wholly or mainly goods which are not everyday essential items such as clothing, footwear, household or recreational goods. Hotels and Care homes in the area known as the lower band are rated at £25. All other uses not expressly covered are nil rated.

(lii) Hertsmere – with effect from 1<sup>st</sup> December 2014. For residential development there are three zones with rates of £120, £180 and nil. As regards commercial development there are no zones. The rates are – hotel (C1) £120; specialist accommodation for the elderly and/or

disabled including sheltered and retirement housing and nursing homes, residential homes and extra care accommodation £120; retail (A1) £80; and office (B1) and industrial (B2) nil.

(liii) Surrey Heath with effect from 1<sup>st</sup> December 2014. There are zones but different ones for residential (C3) developments and retail development other than supermarkets/superstores and retail warehousing. One of the zones for residential development is rated at nil. With each of the other two zones the rate varies dependent on whether the residential development does or does not provide its own open space in the form of Suitable Accessible Natural Greenspace as avoidance for European Sites. The rates in one zone are £189 without such provision and £55 with. In the other zone the rates are £220 and £95. Borough wide the rates for retail warehousing and supermarkets/superstores (defined in the schedule) are £200. Other retail (A1-A5) are rated at nil in one zone and £100 in the other zone. All other developments are rated at nil.

(liv) Tandridge – with effect from 1<sup>st</sup> December 2014. All residential development excluding sheltered/retirement housing and extra care accommodation (defined as grouped units, usually flats, specially designed or designated for older people encompassing communal non-saleable facilities over 25% gross floorspace) is rated at £120. Convenience retail including convenience based supermarkets and superstores (which are defined in the schedule as shopping destinations in their own right where weekly shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) is rated as £100. Comparison retail, offices and all other uses are nil rated.

(lv) Rhondda Cynon Taf – with effect from 31<sup>st</sup> December 2014. There are three zones for residential development rated at nil, £40 and £85. Retail (A1) is rated at £100 and all other development types are nil rated.

(lvi) West Berkshire – with effect from 1<sup>st</sup> April 2015. There are two zones for the residential (C3 and C4) rate (£125 and £75) whilst the retail (A1-A5) rate is £125 in both. The rate for business, hotel and residential institutions is £0 across the area.

(lvii) Camden – with effect from 1<sup>st</sup> April 2015. The area is divided in to three zones. Residential development below 10 houses or 1000 sqm are charged at £500 in each zone. Residential development above that limit and private residential homes with a degree of self-containment is charged at varying rates of £150, £250 and £500 dependent on the zone. Retail (including bar/restaurant/entertainment and other town centre uses) is chargeable at £25 in each zone. Office is £45 or £25 dependent on the zone. Student housing is chargeable at £175 or £400. Hotel development (including tourist hostels) is chargeable at £40 or £30. Industry, warehousing, research and development are nil whilst other commercial uses are £25. Health, community meeting spaces, police, fire, water, waste management and related infrastructure, care homes with no self-containment subsidized by the public sector are chargeable at nil rate.

(lviii) Sandwell – with effect from 1<sup>st</sup> April 2015. The rates are – retail units (this covers A1-A5 excluding superstores/supermarkets and retail warehouses) at West Bromwich Strategic Centre £50; borough wide supermarkets/superstores and retail warehouses (defined in the schedule) over 280 sqm £60; residential developments for 14 or less units £30; residential developments for 15 or more units £15; all other uses nil. Residential developments exclude residential institutions (C2).



(lix) Sedgemoor – with effect from 1<sup>st</sup> April 2015. The rates are – residential development in urban areas £40; residential developments in all other areas £80; supermarkets and retail warehouses (defined in the schedule) £100; hotel developments £10; all other developments nil.

(lx) Tower Hamlets – with effect from 1<sup>st</sup> April 2015. For residential developments there are three zones rated at £200, £65 and £35. In addition there are identified large allocated sites which are nil rated for all developments including residential, hotel, retail, student housing (whether let at market rent or not) and office developments. Office development in the zone described as the City Fringe is rated at £90 but elsewhere is rated at nil. Convenience supermarkets//superstores and retail warehousing (defined in the schedule) is rated at £120 borough wide except for the large allocated sites. Other retail is rated at £79 in two zones and nil elsewhere. Hotel development is rated at £180 borough wide apart from large allocated sites. Student housing let at market rent is rated at £425 borough wide apart from large allocated sites. Student housing let at below market rents is rated at nil. To qualify as student housing let at below market rent it must be (i) university led development with the university having at least one teaching facility in the area; (ii) the developer must have entered a nomination agreement or equivalent; (iii) the housing must be to meet an identified need secured by a section 106 planning obligation; (iv) the below market rent must be in place for a minimum of seven years; (v) the rent discount must as a minimum equate to the amount of CIL not paid by reason of it being student housing let at a market rent; and (vi) there must be a valuation supporting the discount by an independent valuer at the cost of the applicant. Unless the student housing qualifies as let at below market rent it will be rated as student housing let at market rent. All other uses are rated at nil.

(lxi) Eastbourne – with effect from 1<sup>st</sup> April 2015. The rates are simple. Dwellings (C3) other than residential apartments are rated at £50. Retail (A1-A5) is rated at £80. All other uses are zero rated.

(lxii) Dacorum – with effect from 1<sup>st</sup> April 2015. There are four zones for residential development rated at £250, £150, £100 and nil. Three of zones are nil rated for retirement homes and the other is rated at £125. The schedule provides that retirement housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities amounting to less than 10% of the gross floor area. Such premises are stated to often have emergency alarm services and/or wardens but would not be subject to significant levels of residential care (C2) as would be expected in care homes or extra care premises. Convenience based supermarkets and superstores and retail warehousing (net retail space of over 280 sqm) rated borough wide at £150. Other uses are nil rated.

(lxiii) Lewisham – it is anticipated that it will be effective 1<sup>st</sup> April 2015 but that has yet to be confirmed. There are two zones for CIL rating purposes. With residential (C3) development the rates are £100 and £75. For Use Class B developments (commercial office and industrial (including storage and distribution) the rates are nil. For all other use classes the rates are £80. This last set of rates is very wide as it is a catch all that has not been dealt with expressly. I wonder whether this will throw up unintended CIL liabilities.

(lxiv) Woking – with effect from 1<sup>st</sup> April 2015. With regard to residential development there are two zones rated at £125 and £75. For these purposes residential means either use as a dwelling house (whether or not a main residence) by (a) a single person or by persons to be

regarded as forming a single household; (b) not more than six residents living together as a single household where care is provided for residents; or (c) not more than six residents living together as single household where no care is provided to residents (other than use within Class C4) or use of a dwelling house by three to six residents as a house in multiple occupation. All types of retail are rated at £75. All other commercial and non-residential use is nil rated.

(lxv) Reading – with effect from 1<sup>st</sup> April 2015. Borough wide there is a rate of £120 for residential, hotels, sheltered housing, and private rented accommodation (including student accommodation). Care homes providing nursing care and fully catered are nil rated. A1 retail is nil rated in Central Reading (defined in the Reading Central Action Plan (2009)). Elsewhere if 2000 sqm or over (including foodstores) the rate is £150 and if under 2000 sqm is nil rated. Offices in the Central core (walk time catchment of Reading Rail Station) are rated at £30. All other chargeable developments are nil rated.

(lxvi) Watford – with effect from 1<sup>st</sup> April 2015. All developments in Major Developed Areas (as shown on the map attached to the Schedule) are nil rated. Residential developments are rated at £120. Hotels and specialist accommodation for the elderly and/or disabled including sheltered and retirement housing and nursing homes, residential care homes and extra care homes (excluding registered not for profit care homes) within Class C2 and C3 are rated at £120. Retail (A1-A5) in the Primary shopping Area is rated at £55 and elsewhere £120. There is a nil rate for offices, industrial and other uses.

(lxvii) Hackney – with effect from 1<sup>st</sup> April 2015. There are four zones for residential development rated at £190, £55, £25 and nil. Office development is rated at £50 in the City Fringe and nil elsewhere in the borough. Large format retail is rated at £150 and is defined in the schedule as convenience based supermarkets and superstores and retail warehousing. Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car borne customers. Other retail development is rated at £65 in the City Fringe and nil elsewhere in the borough. Hotel development is rated at £80 in the City Fringe and £55 elsewhere in the borough. Student housing is rated at £373 borough wide. All other developments including the development of operational buildings for emergency services is nil rated.

(lxviii) Spelthorne – with effect from 1<sup>st</sup> April 2015. There are three zones for residential development (C3). If for a scheme with fewer than 15 units to which Policy HO3 Affordable Housing does not apply the rates are £100, £140 and £160. If the scheme is 15 or more units to which policy HO3 Affordable Housing scheme applies the rates are nil, £40 and £60. Purpose built student housing is rated at £120. Out of centre larger convenience based supermarkets and superstores and retail warehousing (net retail selling space of more than 280 sqm) is rated at £120. Hotels, care homes, offices, commercial and all other uses are nil rated.

(lxix) Southwark – with effect from 1<sup>st</sup> April 2015. There are three zones for a number of uses. Office is rated at £70 in zone 1 and nil rated in zones 2 and 3. Hotel is rated at £250 in zone 1 and £125 in zones 2 and 3. Residential is rated at £400, £200 and £50. Student housing which is directly rented is £100 in all zones and student housing by nomination (let

below average weekly rent of £168 per week and this is secured by a section 106 planning obligation) is nil rated. All retail (A1-A5 and sui generis which includes petrol stations, shops selling or displaying cars and retail warehouse clubs) are rated at £125 in all zones. Nil rating applies to town centre car parking (available to all visitors), industrial, warehousing, public libraries, health, education and all other uses.

(lxx) Three Rivers – with effect from 1<sup>st</sup> April 2015. Residential development (Use Class C3) is rated at £180 psm in Area A; 3120 psm in Area B and nil in Area C. Retail development (Use Class A1) in Areas A and B are rated at £60 psm and nil in Area C. Hotels (Use Class C1) are rated at nil boroughwide as is Residential Housing (Use Class C3). For these purposes it is stated that Retirement Housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities. These premises often have emergency alarm systems and/or wardens. These properties would not however be subject to significant levels of residential care as would be expected in care homes or extra care premises (C2). It is further provided that for the avoidance of doubt this excludes registered not for profit care homes. Other non-residential development is nil rated boroughwide.

(lxxi) Barking and Dagenham – with effect from 3<sup>rd</sup> April 2015. Residential development is rated at £70 psm in Barking Town Centre, Leftley and Faircross; £25 psm in Barking Riverside; and £10 psm in the rest of the borough. These areas are defined in the schedule but there is no definition of residential. Boroughwide supermarkets and superstores of any size are rated at £175. For these purposes supermarkets are self-service stores selling mainly food, with a trading floorspace less than 2,500 square metres, often with car parking whilst superstores are self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking. Also boroughwide office uses (B1a) are nil rated; Business (research and development (B1b); light industrial (B1c); general industrial (B2); and storage and distribution (B8) is rated at £5 psm; municipal leisure is nil rated; health (development used wholly or mainly for the provision of any publicly funded medical or health services except the use of premises attached to the residence of the consultant or practitioner); education ( development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education) is nil rated; all other non-residential uses are rated at £10 psm.

(lxxii) New Forest DC – with effect from 6<sup>th</sup> April 2015 the CIL rates are dwelling houses (C3) £80; £0 retail (A1), industry and offices (B1, B2 and B3), hotels (C1), residential institutions (C2) and any other uses.

(lxxiii) Bracknell Forest – with effect from 6<sup>th</sup> April 2015. For residential (Use Class C3) development there are six strategic sites five of which are chargeable at the rate of £159 and one at £220. In addition there are four zones. One, Central Bracknell, is nil and with the other three there are two different rates for each dependent on whether the net increase in houses is 14 or less or over 14. The minimum rates is £25 and they go up to a maximum of £300. Separate from residential development is specialist residential accommodation for older people including sheltered housing, retirement housing, Extra Care Housing and residential care accommodation. There are four zones which induce the strategic sites and the rate starts at nil and goes up to £100. Convenience based supermarkets and superstores and retail warehousing (which terms are explained in the charging schedule) which have a net retailing space over 280 sqm gross internal floorspace (taken from the definition of a large store in the Sunday Trading Act 1994) are chargeable at a nil rate in Central Bracknell and £100

elsewhere. The rate is levied on the full gross internal floorspace and not just excess over 280 sq. m. All other types of development are chargeable at nil.

(lxxiv) Leeds – with effect from 6<sup>th</sup> April 2015. Residential developments covers five zones at rates of £90, £23, £45, £5 and £5. Supermarkets (using the standard definition) over 500 sqm are rated at £110 in the City Centre and £175 outside. Comparison retail over 1000 sqm is rated at £35 in the City Centre and £55 outside. Offices in the City Centre are rated at £35. Zero rating applies to development by a publicly funded or not for profit organisation including sports and leisure centres, medical or health services, community facilities and education. All other uses not mentioned are rated at £5.

(lxxv) London Legacy Development Corporation – with effect from 6<sup>th</sup> April 2015. The rates are – all residential development £60; convenience supermarkets and superstores and retail warehouses (over 1000 sqm) £100; hotels £100; student accommodation £100; comparison and all other retail (A1-A5) in Stratford Retail Area £100 and nil outside; education and healthcare nil; all other uses nil. In addition there will be the Mayoral CIL of £20 if the development site is within Newham and Waltham Forest and £35 if within Tower Hamlets or Hackney. There is no Mayoral CIL on education or healthcare.

(lxxvi) Wokingham – with effect from 6<sup>th</sup> April 2015. There are four rates applicable for residential development (excluding sheltered housing, extra care housing and residential institutions) which are £300, £320, £340 and £365. These relate to four strategic development locations (“sdl”) and the rest of the borough. As regards sheltered housing the rate is £365 in the four sdl and £150 in the rest of the borough. For these purposes sheltered housing is self-contained accommodation for older people, people with disabilities and/or other vulnerable groups which include some shared/communal facilities and where a degree of support is offered. As regards residential institutions and extra care housing the rate is £100 in the four sdl and £60 in the rest of the borough. For these purposes “extra care housing” means “purpose built accommodation in which varying amounts of care and support can be offered and where some services and facilities are shared (including a minimum of 30% of GIA provided as communal facilities). For retail use the rate is nil for existing town/small town and district centres identified on attached maps and a named sdl and for the rest of the borough it is £50. All other development types are nil borough wide.

(lxxvii) Kensington and Chelsea – with effect on 6<sup>th</sup> April 2015. There are seven zones. Zone G described as Earl’s Court is nil rated for all uses as is a strategic site. For residential use (C3 and short terms lets) the rates are £750, £590, £430, £270, £190 and £110. For extra care housing the rates are £510, £230, £300, £160 and two zones are nil rated. Hotels in six zones are rated at £160 and student accommodation at £125. Industrial/warehousing, offices, retail uses, D1 and D2 uses and all other uses are nil rated.

(lxxviii) Bath and North East Somerset – with effect from 6<sup>th</sup> April 2015. There are three different areas for residential development (C3 including specialised, extra care and retirement accommodation unless these types of accommodation provide non-saleable floorspace in excess of 30% of Gross Internal Area) which are rated at £100, £50 and nil. Hotel development (C1) is rated at £100 in Bath and nil elsewhere. In- centre and high street retail development (as defined in the Core Strategy) is rated at £150 in Bath but nil elsewhere. Supermarkets (large format convenience-led stores) /superstores and retail warehouses (over 280 sqm) are rated at £150 district wide save for the Bath Western Riverside area which is nil rated. Offices (B1) and industrial and warehousing are nil rated

district wide. Student accommodation development involving schemes with market rents are rated at £200 unless in the Bath Western Riverside area. Student accommodation provided under a scheme with submarket rents set in a section 106 planning agreement will be nil rated. To be submarket rent it must be no more than 89% of the local market rent (including any service charge). Although not expressly stated if the student accommodation is not provided under a scheme with submarket rent then it will be a scheme with market rents.

(lxxix) Swindon with effect from 6<sup>th</sup> April 2015 there are two residential zones rated at zero for Swindon's New Communities and £55 for the rest of the borough. For this purpose residential is any use within Class C3 including ancillary development such as garages. As regards retail use the Town Centre and New Communities are zero rated and the rest of the borough is rated at £100. For these purposes retail is any use within A1-A5 including sui generis uses that are shops and premises selling and or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations. All other uses are zero rated.

(lxxx) Greenwich with effect from 6<sup>th</sup> April 2015. There are two zones which are the same for all rateable uses. Supermarkets, superstores and retail warehousing which are 280 sqm and over are rated at £100 in both. Supermarkets and superstores are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food space as part of the overall mix and retail warehousing. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers. Ancillary car parks (including undercroft parking) for supermarkets, superstores and retail warehousing which are 280 sqm and over are nil rated in both. Hotels are rated at £100 in both. Student housing is rated at £65 in both. Residential (excluding extra care housing which is defined in the CIL Viability Assessment) is rated at £70 in Zone 1 and £40 in Zone 2. All other developments are zero rated and includes all retail uses less than 280 sqm and retail uses 280 sqm or more not within the definitions of supermarket, superstore or retail warehouse; all B and D uses; all sui generis uses.

(lxxxix) Hambleton – with effect from 7<sup>th</sup> April 2015. The rates are district wide. For private market housing (excluding apartments) the rate is £55. Retail warehouses is rated at £40. For these purposes it is stated that retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking. Supermarkets are rated at £90. It is stated in the schedule that supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly foodshop. As such, they provide a very wide range of convenience goods, often along with some element of comparison goods. In addition to this, the key characteristics of the way a supermarket is used include (a) they are used for the sale of goods will generally be above 500sq. m; (b) the majority of customers will use a trolley to gather a large number of products; (c) the majority of customers will access the store by car, using the large adjacent car parks provided; and (d) servicing is undertaken via a dedicated service area, rather than from the street. Public/institutional facilities covering education, health, community and emergency services are nil rated. Similarly agricultural related development is nil rated. This will not include agricultural workers dwellings which will be within residential. All other chargeable developments as identified in Regulations and Guidance are nil rated.

(lxxxii) Peterborough –with effect from 24<sup>th</sup> April 2015. With residential development on all sites with 500 dwellings or more there is a nil rate (required by the examiner). There are then three zones for other types of residential development. If the development produces less than 15 market houses the rates are £140, £120 and £100. With developments of 15 or more market houses the rates are £70, £45 and £15. With developments comprising apartments on sites of less than 15 units the rates are £70, £45 and £15. City wide supermarkets (500 sqm or more) are rated at £150; retail warehouses (500 sqm or more) at £70 and neighbourhood convenience stores (less than 500sqm) at £15. All other developments are nil rated. More definitions will be added in response to the examiner but will not be known until the final charging schedule is published.

(lxxxiii) Bexley – with effect from 30<sup>th</sup> April 2015. There are two zones for residential, hotel and student housing development (excluding C2 and C3 developments) which are rated at £60 and £40. Supermarkets, superstores and retail warehouse developments over 280 sqm are rated at £100. The examiner required the word convenience to be removed from this category. Medical, health and emergency services which are publicly funded are nil rated. The nil rating also applies to developments used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education. All other uses including C2 and C3 are rated at £10. Therefore, class A uses under 280 sqm, care homes, sheltered homes, extra care, assisted care and similar accommodation are rated at this lower rate.

(lxxxiv) Wiltshire – with effect from 18<sup>th</sup> May 2015. Residential development (Planning Use Classes C2, C2A, C3 and C4) by reference to two zones defined in Appendix A to the Schedule. In Zone 1 is charged at £85 save as regards strategically important sites (as set out in the Wiltshire Core Strategy) where it is charged at £40. In Zone 2 the rate is £55 but £30 in strategically important sites. Student accommodation (Planning Uses Classes C2, C2A, C3, C4 and sui generis akin to student accommodation) is charged at £70 as are hotel developments (Planning Use Class C1). There is a nil rate for Service Family Accommodation for members of the Armed Forces which is housing exclusively constructed by the MOD or its appointed contractors for use by members of the Armed Forces and their families as secured by a section 106 agreement between OD and Wiltshire Council. A rate of £175 is charged on retail warehouse development (which are large stores specialising in the sale of a broad range of household goods (including but not limited to carpets, furniture and electrical goods) DIY items and other ranges of goods, catering for mainly car-borne customers) and superstore/supermarket developments (which are shopping destinations in their own right where weekly food shopping needs are met and which can include non-food floorspace as part of the overall mix of the unit). Other types of retail development (Planning Use Classes A1 to A5 and sui generis uses akin to non-food retail) are charged at either £70 or nil dependent on which defined area they come within (set out in Appendix C to the Schedule). All other uses (Planning Use Classes B1, B2 and B8, D1, 2 and other sui generis uses (including military single living accommodation ancillary to a military establishment).

(lxxxv) South Lakeland – with effect from 1<sup>st</sup> June 2015. In the two regeneration areas of Kendal and Ulverston Canal Head all development is charged at a nil rate. In the remainder of the area residential (Planning Use Class C3 a, b and c) is charged at £50 save that the Croftlands Strategic Gousing site is to be charged at £20; agricultural workers dwellings (which is a dwelling regarding which the occupancy is limited (usually by condition) to those employed in agriculture) are charged at a nil rate; supermarkets and retail warehouses (with

standard definitions) are charged at £150; hotels are nil rated; sheltered/retirement housing (within Planning Use Class C3 for older people and people requiring support with a reasonable degree of independence and no or limited care needs) is charged at £50; extra care housing (residential accommodation and care to people in need of care within Planning Use Class C2) is nil rated; and all other uses are also nil rated.

(lxxxvi) Cannock Chase - with effect from 1<sup>st</sup> June 2015. Specialist retirement housing is nil rated and all other market housing is rated at £40. Foodstores with floorspace greater than 280 sqm and out of centre retail park developments are rated at £60 and all other types of retail development are nil rated. All other uses are nil rated.

(lxxxvii) Suffolk Coastal – with effect from 13<sup>th</sup> July 2015. For the purposes of residential developments the area has been designated between low value, mid value and high value as shown on the appended map. Residential developments (Planning Use Classes C3 and C4 excluding sheltered/retirement accommodation schemes which are defined as grouped (units, usually flats, specially designed for older people encompassing communal non-saleable facilities) are charged at £50 in low value areas; £90 in mid value areas; and £150 in high values areas. Any residential development of the strategic site at Adstral Park is nil rated. Wholly or mainly convenience retail is charged at £100 and wholly or mainly comparison retail is nil rated. All other uses are nil rated.

(lxxxviii) Sheffield- with effect from 15<sup>th</sup> July 2015. There are five zones for residential development (Planning Use Classes C3 and C4 but excluding retirement/extra care/sheltered housing/assisted living) rated at nil; nil; £30; £50; and £80. There are two Prime Retail Areas in which retail development (Planning Use Class A1 but excluding car parking provided for such a development) is charged at £30 and £60. In addition Major Retail Schemes not in those two areas are charged at £60. A Major Retail Area will be a Superstore or Retail Warehouse Superstores. For these purposes Superstores are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit and Retail Warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothes, DIY items and other ranges of goods, catering mainly for car borne customers. Hotel developments (Planning Use Class C1) is charged at £40 and Student Accommodation at £30. All other uses including office and industry are nil rated.

(lxxxix) Hounslow – with effect from 24<sup>th</sup> July 2015. Residential development (covers all residential use excepting student housing and including covered parking for residential development) is rated at £200 in Zone 1 (East); £110 in Zone 2 (Central); and £70 in Zone 3 (West). The map in Figure 1 in the Schedule shows the Residential charging zones. Retail development where additional gross retailing space is over 280 sqm (includes all ancillary floorspace but not ancillary covered parking which is charged at rate for all other uses) is rated at £155 borough wide. Developments relating to healthcare, education and emergency services facilities are nil rated. Developments of all other types of use (including student housing) are rated at £20.

(xc) Southend on Sea – with effect from 27<sup>th</sup> July 2015. Residential developments (C3 and C4) are rated at £20 in Zone 1; £30 in Zone 2; and £60 in Zone 3 (see map in Figure 1 in Schedule for residential charging zones). Extra care and retirement housing development are rated at £20. These are described as housing within C3 which is purpose built or converted for sale to elderly people with package of estate management and care services as necessary

and which consists of grouped self-contained accommodation with communal facilities. These premises often have emergency alarm systems and/or wardens but do not provide the same level of care as residential care homes (C2) where residents do not live in self-contained accommodation. Developments of supermarkets/superstores (shopping destinations in their own rights where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix) and retail Warehousing large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods catering for mainly car-borne customers) with net retaining space of over 280 sqm is rated at £70. Development by a predominantly publicly funded or “not for profit” organisation including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities only are nil rated. A “not for profit organisation” is one that does not earn profits for its owners but conducts business for the benefit of the general public and all the money earned by or donated to the organisation is used in pursuing the organisation’s objectives. Developments of all other types of use are rated at £10.

(xci) South Gloucestershire – with effect from 1<sup>st</sup> August 2015. There are two named neighbourhoods in which all developments and not just residential developments are charged at a nil rate. Residential development in a number of communities are charged at £55 unless the development site is below the affordable housing threshold when the rate is £100. The affordable housing threshold is ten or less units in urban areas and 5 or less in rural. The wording used leaves an argument as to whether below the affordable housing threshold means 10 or 9 in urban areas and 5 or 4 in rural areas. In the rest of South Gloucester (excluding the two neighbourhoods and the named communities) the rate for residential development is £80 save in the case of development sites below the affordable housing threshold the rate is £150. Residential care homes (C2), extra care facilities (C2/C3) and sheltered retirement (C3) are nil rated as are agricultural tied homes. With regard to the other CIL rates the area is divided into Prime Locations and Non-Prime Locations. Office developments are rated at £30 in Prime Locations and nil in Non-Prime Locations. Planning Use Classes B1b, B1c, B2 and B8 (r&d, general industrial, storage and distribution) is nil rated in both. Retail developments including retail warehouse clubs (A1-5) are rated at £160 in Prime Locations and £120 in Non-Prime Locations. Developments involving the sale or display for sale of motor vehicles are rated at £90 in both areas. Hotels (C1) are rated at £90 in Prime Locations and nil rated in Non-Prime Locations. Student Accommodation is rated at £60 in Prime Locations and nil in Non-Prime Locations. All other uses in both locations are rated at £10 save that “infrastructure projects such as schools, libraries, clinics etc (Residential & Non Residential Institutions (classes C2, C2a, D1) including development by the emergency services for operational purposes) funded and owned by the public sector will be £Nil CIL”.

(xcii) Hammersmith and Fulham – with effect from 1<sup>st</sup> September 2015. Residential development including houses in multiple occupation (Planning Use Classes C3 and C4) are charged at nil, £100, £200 or £400 dependent on the zone (which is shown by an attached map). Office development is nil rated save for zone Central A where the rate is £80. The rate of £80 applies in most but not all zones to developments involving student accommodation; retail (Planning Use Classes A including retail clubs); health and fitness leisure centres; hostels; night clubs; launderettes; taxi businesses; amusement centres and casinos. All other uses are nil rated. The Old Oak and Park Royal development area has been taken out of the Council’s area and is not subject to the Council’s Charging Schedule.



(xciii) Daventry – with effect from 1<sup>st</sup> September 2015. Residential development is rated at £50 in the Residential Urban Zone; £65 in the Residential Rural Zone with sites at or above the affordable housing threshold; and £200 with sites below the Affordable housing threshold in the Residential Rural Zone. The first map in the Schedule shows the Residential charging zones. Retail development in the district other than the central zone is rated at £100. The central zone is shown in the second map in the Schedule. Developments of all other types of use are nil rated.

(xciv) Worthing – with effect from 1<sup>st</sup> October 2015. Residential development (C3) is rated at £100 save in four named wards where the rate is nil. Retail development (A1-A5) is rated at £150. All other uses are zero rated.

(xcv) Dudley – with effect from 1<sup>st</sup> October 2015. There are five zones for the residential development rates of nil (zone 1); £20 (zone 2); £50 (zone 3); £75 (zone 4) and £100 (zone 5). The zones are set out in maps 1-4 in the schedule and vary dependent on whether C3 open market housing - sites with less than 25% affordable housing (Map 1); C3 open market housing – sites with 25% or more affordable housing (Map 2); C3 retirement housing – sites with less than 25% affordable housing (Map 3); C3 retirement housing – sites with 25% or more affordable housing (Map 4). Comparison A1 retail over 100 sqm is nil rated in Merry Hill and Waterfront but £82 elsewhere in the Borough. Convenience A1 retail over 100sqm is rated at £82 anywhere in the borough. A3-A5 (public houses, restaurants and hot food) over 100 sqm are rated at £67.50 anywhere in the borough. All other uses are nil rated.

(xcvi) Gedling – with effect from 16<sup>th</sup> October 2015. Residential development is rated at nil in zone 1; £45 in zone 2; and £70 in zone 3. Retail developments (A1, A2, A3, A4, and A5) are rated at £60 borough wide. All other uses are nil rated.

(xcvii) Kingston upon Thames – with effect from 1<sup>st</sup> November 2015. Residential development is rated at £210 (Zone 1); £130 (Zone 2); £85 (Zone 3); and £50 (Zone 4). Care homes and retirement housing are rated at £50 (Zones 1 and 2) and £20 (Zones 3 and 4). Extra Care housing is rated at £20 borough wide whilst student housing is rated at £220. Retail convenience based supermarkets and superstores (shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) and retail warehousing (large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods catering mainly for car-borne customers) are rated at £200 borough wide. All other retail (A1-A5) is rated at £200 in Kingston Town Centre (Primary Shopping Area including extension to it) and £20 elsewhere in the borough. Public Services and Community Facilities (including developments for emergency services for operational purposes; provision for education as a school or college or an institution of higher education; provision of any medical or health services, community halls, community arts centres, theatres, museums and libraries for purpose of delivering public service or community facility) are nil rated. All other uses are rated at £20.

(xcviii) Lewes – with effect from 1<sup>st</sup> December 2015. Any areas within the South Downs National Park (“SDNP”) are excluded. Residential development is rated at £90 in Low Zone (south of SDNP) and £150 in High Zone (north of SDNP) but if residential institutions then nil rated. Retail development is rated at £100 whilst industrial, office, hotel and all other types of chargeable development not otherwise specified are nil rated.

(xcix) Birmingham – with effect from 1<sup>st</sup> January 2016. Retail convenience development with less than 2,700 sqm is nil rated but above that floor area it is rated at £260. This is stated to include non-food floorspace as part of the overall mix. Any other retail development (including retail units selling goods not bought on a frequent basis) is nil rated. Subject to the special rates for social housing providers, student housing and C2 use with residential development in high vale areas (Value zones 1, 2 and 3) the rate is £69 whilst in all other areas (value zones 4, 5, 6 and 7 and green belt development) the rate is nil. Residential development by social housing providers registered with HCA and Birmingham Municipal Housing Trust developments are nil rated. Student housing developments are rated at £69 in all areas except green belt development which is nil rated. Hotel developments in the City Centre are rated at £27 and elsewhere are nil rated. Leisure, education, C2 use (residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) and all other developments are nil rated.

(c) Selby – with effect from 1<sup>st</sup> January 2016. Developments of private market homes (excluding apartments) are rated at £10 in low vale areas; £35 in moderate value areas; and £50 in high value areas. There are two maps attached to the Schedule which set out the Residential charging areas. Supermarket developments are rated at £110 and retail warehouse developments at £60. The descriptions of both are the same as in the Ryedale Charging Schedule (see Ryedale details for these definitions). Developments of public/institutional facilities providing education, health, community and emergency services are nil rated as are all other chargeable developments.

(ci) Gosport – with effect from 1<sup>st</sup> February 2016. Residential developments on the Gosport Waterfront site are rated at £40. Residential developments (within the three categories of C3 except public sector sheltered housing, public sector extra care facilities or other public sector specialist housing providing care to meet needs of older people or adults with disabilities) with less than 10 dwellings or units are rated at £60 in Charging Zone 1; £100 in Charging Zone 2 and Charging Zone 3. If the residential development is 10 or more then the rates are Charging Zone 1 nil rated; Charging Zone 2 £80; and Charging Zone 3 £100. Retail Warehouses (a large store, typically on one level, that specialises in the sale of bulky goods such as carpets, furniture, electrical goods or DIY items) and supermarkets (food based, self-service, retail unit greater than 280 sqm and governed by Sunday Trading Act 1994) are rated at £60 borough wide. All other non-residential uses are nil rated borough wide.

(cii) Chichester – with effect from 1<sup>st</sup> February 2016. Residential development (including chargeable extensions) is rated at £120 in the area South of the National Park and £200 in the area North of the National Park. The charging zones are set out in the map in Annex 1 to the Schedule. Retail developments which is wholly or mainly convenience is rated at £125 and if wholly or mainly comparison is rated at £20. Developments of purpose built student housing is rated at £30. Developments of all other types of use are nil rated.

(ciii) Rutland – with effect from 1<sup>st</sup> March 2016. Residential development (means new dwellings/flats but not any other developments within Class C1, C2 or C3 such as residential care homes, extra care housing and other residential institutions) is rated at £100 Sheltered housing and extra care housing is rated at nil. Distribution (B8 use) is rated at £10. Food retail – Supermarkets (shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) are rated at £150. Retail Warehouses (large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges

of goods catering for mainly car-borne customers) are rated at £75. It is stated that uses not included in the Schedule are not liable to a CIL charge.

(civ) Ryedale – with effect from 1<sup>st</sup> March 2016. Developments of private market houses (excluding apartments rated at £45 in low vale areas and £85 in all other areas. The charging zones are set out in a map in the Schedule. Developments of supermarkets is rated at £120. There is a more extensive definition of supermarket than usual. They are large convenience-led stores where the majority of the custom is from people doing their weekly food shop. They provide a very wide range of convenience goods often along with some element of comparison goods. The key characteristics of the way a supermarket is used include (i) area used for sale of goods generally above 500 sqm; (ii) majority of customers will use a trolley to gather large number of items; (iii) majority of customers will access store by car using the large adjacent car parks provided; and (iv) servicing is undertaken via a dedicated service area rather than from street. Developments of retail warehouses is rated at £60. Retail warehouses have a slightly fuller definition. They are stated to be usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units but are also often developed as part of retail parks. In either case they are usually located outside of existing town centres and cater mainly for car-borne customers. Usually they have large adjacent dedicated surface parking. Developments of public/institutional facilities providing education, health, community and emergency services are nil rated as are all other chargeable developments.

(cv) Bournemouth – with effect from 1<sup>st</sup> March 2016. Residential development (including retirement and extra care housing) is rated at £70 outside the Town Centre AAP area and nil rated inside it. Maps showing these areas are contained in Appendix 1 to the Schedule. Retirement housing (also known as sheltered housing) is defined as groups of dwellings, often flats and bungalows, that provide independent, self-contained homes. There is likely to be some element of communal facilities, such as a lounge or warden. Whilst extra-care housing (also known as assisted living.) is housing with care where people live independently in their own flats but have access to 24 hour care and support. Varying amounts of care and support can be offered, normally as part of a care package with additional fees to pay for the services and facilities. These schemes will usually have their own staff and may provide one or more meals a day. It is emphasised that these types of older persons housing would not provide the same level of care as residential care or nursing homes where residents do not live in self-contained accommodation and where 24 hour personal care and/or nursing care and/or nursing care is provided together with all meals. Developments of student accommodation are rated at £40. Comparison retail developments are rated at £250 outside the town Centre AAP area and nil rated within that area. Comparison Retail is defined as a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods. Developments of large scale convenience retail and supermarkets is rated at £250. Large scale Convenience Retail / Supermarkets are defined as usually over 280 sq m net retail floorspace, which exceeds the Sunday Trading Act threshold and selling mainly everyday essential items including food, drinks, newspapers/magazines and confectionery. Such retail use provides for weekly food shopping. Developments of small scale convenience retail are rated at £134. Small scale Convenience Retail is defined as between 100 sqm and 280 sqm net retail floorspace, which is less than the Sunday Trading Act threshold and selling mainly everyday essential items including food, drinks, newspapers / magazines and confectionery. Such retail use provides for “top-up” food shopping. In the case of mixed convenience and comparison uses it is

provided that stores which sell a mixture of convenience and comparison goods should be categorised according to their main use, which is taken to mean more than 50% comparison or convenience retail floorspace. If no particular form of retail use is conditioned then it will be assumed that the intended use for CIL charging purposes will be mainly convenience retail. A nil rate applies to developments relating to offices, light industrial, hotels, mixed leisure, public service and community facilities and other uses (including sui generis uses).

(cvi) Northampton – with effect from 1<sup>st</sup> April 2016. Residential development (excluding Sustainable Urban Extensions) is rated at £50 as is residential development in such areas (SUEs). Retail development other than in the Central Zone (as show on the plan in the schedule) is £100. In the Central Zone it is nil. All other uses are nil.

(cvii) Wealden – with effect from 1<sup>st</sup> April 2016 save that the area covered by the South Downs National Park Authority is excluded. Residential development is rated at £200 or £100 dependent on whether the site falls in the higher band area or lower band area (see Figure 1 Residential Charging Zone Boundaries in section 5 as clarified in Table 5 by reference to wards). Wholly or mainly convenience retail development is rated at £100 whilst wholly or mainly comparison retail development is rated at £20. All developments not separately defined are nil rated.

(cviii) Enfield – with effect from 1<sup>st</sup> April 2016. Residential developments (all C3 uses) are nil rated in the Meridian Water Masterplan area and then at £40, £60 and £120 in three defined zones (see the map in Figure 1 in the schedule). A rate of £60 borough wide applies to retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5). All other uses (including offices, industrial, hotels, leisure facilities, community and other uses) are nil rated.

(cix) Wakefield – with effect from 1<sup>st</sup> April 2016. Residential development (C3) is rated at £55 in the High zone; £20 in the Medium Zone; and nil rated in the Low Zone. The zones are set out on the charging zone map in Appendix 2 to the Schedule. Developments of retail warehousing (large stores in edge-of-centre and out-of-centre locations specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothing, DIY items and other ranges of goods, catering mainly for car-borne customers. Developments of large supermarkets with a floorspace equal to or greater than 2000 sqm are rated at £103. Developments of offices (B1), light industrial (B1), general industrial (B2), storage and distribution (B8), retail (A1, A2, A3, A4, and A5) (save for retail warehouses and large supermarkets), hotels, care homes, cinemas and commercial leisure and all other types of use are nil rated.

(cx) Reigate and Banstead – with effect from 1<sup>st</sup> April 2016. Residential development (C3) is rated at nil in Charge Zone 1; £140 in Charge Zone 2; £80 in Charge Zone 3; £180 in Charge Zone 4; and £200 in Charge Zone 5. The charge Zones are set out in Plan 1 in the Schedule. Retail developments throughout the borough which is wholly or predominantly (where more than 50% of the net retail area is given over to the sale of convenience goods) for the sale of convenience goods (being everyday essential items including but not limited to food, alcoholic and non-alcoholic beverages, confectionary, tobacco, newspapers and periodicals and non-durable household goods) is rated at £120. This includes superstores and supermarkets which are defined as self-service stores which provide either weekly or top-up

shopping needs and which sell mainly convenience goods but can also include a proportion of non-food, comparison floorspace as part of the mix.

(cxi) South Oxfordshire – with effect from 1<sup>st</sup> April 2016. Residential development for retirement housing (including extra care incorporating independent living) is nil rated. This is defined as all types of housing designed for older people which provides for continued independent living which is self-contained such as, but not limited to, Extra Care Housing, Enhanced Sheltered Housing and independent living within a Care Village. Residential development within three strategic sites and residential rural exception sites are also nil rated. Developments of care homes and residential institutions are also nil rated. Specific mention is made of student accommodation “where some of the living accommodation is of communal nature e.g. shared living areas and/or kitchens. Student accommodation which is self-contained (e.g. studio flats) will be charged CIL at the relevant residential rate, for example, where such accommodation is provided to meet the University’s disability requirement. Where schemes are mixed and include both types of accommodation the nil CIL charge applies only to the floorspace of the units with communal accommodation including associated communal areas. Floorspace of self-contained units including associated communal areas will be charged CIL.” Subject to those nil rated types of residential developments it is rated at £150 in Zone 1 and £85 in Zone 2. The strategic sites and charging zones are shown on the maps in Annex 1 to the Schedule. Developments of supermarkets, superstores and retail warehouses are rated at £70. For these purposes the following definitions apply - “Retail warehouses: are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers. Superstores and supermarkets: are shopping destinations in their own right, selling mainly food or nonfood goods, which normally have a dedicated car park. Retail warehouses and supermarkets can be defined as retail stores that exceed 280 sqm and are classified as larger stores under the Sunday Trading Act 1994.” Developments relating to offices (including research and development), other retail, hotels and other uses are nil rated.

(cxii) Chesterfield – with effect from 1<sup>st</sup> April 2016. Residential developments (C3) are rated at nil in the Staveley Corridor; £20 in the Low Zone; £50 in the Medium Zone; £80 in the High Zone. These zones are shown on the second map attached to the Schedule. All other developments in the Staveley Corridor (including retail classes A1-A5) are nil rated. The Staveley Corridor for these purposes is shown on the first map attached to the Schedule. Any retail development (A1-A5) elsewhere in the borough is rated at £80 and any other non-residential developments are nil rated.

(cxiii) South Northampton – with effect from 1<sup>st</sup> April 2016. Residential development is rated at £50 in the Urban Zone and Sustainable Urban Extensions; £100 in the Rural zones with sites at or above the affordable housing thresholds; £200 in the Rural Zone below the affordable housing threshold. These Zones and areas are shown on the map in the Schedule. Retail developments are rated at £100. Developments of all other types of use are rated at nil.

(cxiv) Rother – with effect from 4<sup>th</sup> April 2016. Residential development is rated at £200 in Zone 1; £135 in Zone 2; £50 in the Bexhill Urban area in Zone 3; £170 in the Bexhill Rural area in Zone 3; £75 in the strategic urban extensions in Zone 3. Sheltered/ retirement homes (C3) developments in Zone 1 are rated at £140 whilst dwellings includes retirement homes in Zones 2 and 3. Extra Care Housing developments throughout the District are rated at £25. Convenience retail developments are rated at £100 in the centre and £120 out of the centre.

Comparison retail development out of the centre is rated at £250. Developments of all other types of use are rated at nil. The charging zones and areas are shown on the maps included in the Schedule.

(cxv) East Hampshire – with effect from 8<sup>th</sup> April 2016. Area within the South Downs National Park Authority Area is excluded. Residential developments other than class C2, C2A uses, extra care housing and C3A (housing in self-contained houses and flats with communal facilities and an age restriction) are rated at £65 in area described as Whitehill and Bordon (excluding Regeneration Project CIL Zone); £110 in Southern parishes of Clanfield, Horndean and Rowlands Castle; £150 in Alton CIL Zone Location; and £180 in Northern parishes (excluding Whitehill/Bordon and Alton). A C3A residential development is nil rated in the Whitehill and Bordon Regeneration Project CIL Zone and rated £40 elsewhere. Hotel development in the Whitehill and Bordon Regeneration Project Zone is nil rated and is rated at £70 in all other areas. Retail development (use classes A1-A5) in the Whitehill and Bordon Regeneration Project Zone is nil rated and is rated at £100 in all other areas. Developments involving offices, industrial and warehousing, student accommodation and all class C2, C2A, C3b, C3C and extra care housing use are nil rated as are all other development.

(cxvi) Babergh – with effect from 11<sup>th</sup> April 2016. Five strategic sites are nil rated for development. Elsewhere residential development (C3 excluding specialist older persons housing) is rated in the Low Zone at £90 if there are two dwellings or one dwelling and £50 if three or more dwellings; and in the High Zone is rated at £115 regardless of the number of dwellings. The strategic sites and zones are shown by maps in the Schedule. “Specialist older persons housing” is defined as developments that comprise self-contained homes with design features and support services available to enable self-care and independent living which is sometimes also known as sheltered/retirement housing and extra care accommodation. Retail development which is wholly or mainly convenience retail is rated district wide at £100 and if no form of retail is conditioned it will be assumed that the intended use encompasses wholly or mainly convenience retail. All developments of other types of use are nil rated.

(cxvii) Mid Suffolk – with effect from 11<sup>th</sup> April 2016. Development at the Strategic Sites (outlined on the maps included in the schedule) is nil rated. As regards the remainder of the borough residential development is defined as C3 use excluding assisted living housing which term describes developments comprising self-contained homes with design features and support services available to enable self-care and independent living which is also known as sheltered/retirement housing and extra care accommodation. Residential developments with 14 or less dwellings is rated at £75 in the Low Zone. If the residential development is 15 or more dwellings in the Low Zone the rate is £50. Residential development in the High Zone is rated at £115 regardless of the number of dwellings in the development. Wholly or mainly convenience retail developments is rated at £100. If no particular form of retail use is conditioned then it will be assume that the intended use for the purposes of CIL may include wholly or mainly convenience retail. All other uses (including use classes B, C1, C2, D, and any other sui generis uses) are nil rated.

(cxviii) Westminster – with effect from 1<sup>st</sup> May 2016. Residential development (including all “C” use classes) is rated at £550 in the Prime area; £400 in the Core area; and £200 in the Fringe area. The first map in Appendix 1 to the Schedule contains the Residential CIL charging zones. Commercial development (offices, hotels, nightclubs and casinos, and retail (all “A” use classes plus sui generis) are rated at £200 in the Prime area; £150 in the Core

area; and £50 in the Fringe area. The second map in Appendix 1 to the Schedule shows the Commercial CIL charging zones. Developments of all other types of use are nil rated.

(cix) Test Valley - with effect from 27<sup>th</sup> January 2016. Residential development is rated at £175 in Zone 1; £140 in Zone 2; £105 in Zone 3; £70 in Zone 4; and in Strategic sites it is nil rated. The maps showing the Residential charging zones are comprised in Appendix 1 and the strategic sites are set out in the plans in Appendix 2. Developments involving retail supermarkets and superstores (having over 280 sqm and being shopping destinations in their own right meeting weekly food shopping needs and often includes non-food floorspace as part of the overall mix) and retail warehouses (large stores over 280 sqm specialising in the sale of household goods (such as carpets, furniture and electrical items), DIY items and other range of goods catering mainly for car-borne customers) are rated at £180 save in the strategic sites they are rated at nil. Developments relating to extra care accommodation (one or two apartments for rent or sale grouped together with communal facilities that through the provision of onsite care and support services 24 hours a day and 7 days a week offers a viable alternative to a residential care home for many vulnerable older people and vulnerable adults with particular care needs, enabling them to remain a part of and active within the wider community), offices, industry and distribution, hotels, community use including non-residential institution, and other types of use are nil rated.

(cxx) West Dorset – with effect from 18<sup>th</sup> July 2016. Four strategic sites are nil rated. Developments for dwellings (C3) (including houses and flats and dwellings used as second homes but not affordable housing) are rated at £100. The same rate of £100 applies to developments of dwellings with restricted holiday use (C3) includes holiday lets (residential houses which are restricted to holiday use) but excludes second homes, hotels, guesthouses and some B&Bs and more temporary tourist accommodation such as caravans and tents. Developments involving essential rural workers dwellings (C3) (housing located outside defined development boundaries for full time workers in rural business which require essential 24 hour supervision) are nil rated. All other developments are nil rated.

(cxxi) Weymouth and Portland – with effect from 18<sup>th</sup> July 2016. Two strategic sites are nil rated. Developments for dwellings (C3) (including houses and flats and dwellings used as second homes but not affordable housing) are rated at £93 save in Portland when the rate is £80. The same rates of £93 and in Portland £80 apply to developments of dwellings with restricted holiday use (C3) includes holiday lets (residential houses which are restricted to holiday use) but excludes second homes, hotels, guesthouses and some B&Bs and more temporary tourist accommodation such as caravans and tents. Developments involving essential rural workers dwellings (C3) (housing located outside defined development boundaries for full time workers in rural business which require essential 24 hour supervision) are nil rated. All other developments are nil rated.

(cxxii) East Devon – with effect from 1<sup>st</sup> September 2016. There are three CIL rates in respect of residential development - £68 in Cranbrook Expansion areas; £80 various town areas; £125 Sidmouth, rural and coast. These areas are shown on maps in the Schedule. There is a nil rate for retail development in Cranbrook and Inside Town Centre Shopping Areas (which are set out on maps in the Schedule) and in the rest of East Devon the rate is £150. For all other non-residential development the rate is nil.





## B. Alphabetically

Babergh – with effect from 11<sup>th</sup> April 2016. Five strategic sites are nil rated for residential development. Elsewhere residential development (C3 excluding specialist older persons housing) is rated in the Low Zone at £90 if there are two or one dwellings and £500 if more than two; and in the High Zone is rated at £115. The strategic sites and zones are shown by maps in the Schedule. “Specialist older persons housing” is defined as developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Sometimes also known as sheltered/retirement housing and extra care accommodation. Retail development which is wholly or mainly convenience retail is rated district wide at £100 and if no form of retail is conditioned it will be assumed that the intended use encompasses wholly or mainly convenience retail. All developments of other types of use are nil rated.

Barking and Dagenham – with effect from 3<sup>rd</sup> April 2015. Residential development is rated at £70 psm in Barking Town Centre, Leftley and Faircross; £25 psm in Barking Riverside; and £10 psm in the rest of the borough. These areas are defined in the schedule but there is no definition of residential. Boroughwide supermarkets and superstores of any size are rated at £175. For these purposes supermarkets are self-service stores selling mainly food, with a trading floorspace less than 2,500 square metres, often with car parking whilst superstores are self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking. Also boroughwide office uses (B1a) are nil rated; Business (research and development (B1b); light industrial (B1c); general industrial (B2); and storage and distribution (B8) is rated at £5 psm; municipal leisure is nil rated; health (development used wholly or mainly for the provision of any publicly funded medical or health services except the use of premises attached to the residence of the consultant or practitioner); education ( development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education) is nil rated; all other non-residential uses are rated at £10 psm.

Barnet – with effect from 1<sup>st</sup> May 2013. The rates are £135 Residential (C1 - C4, Sui Generis HMOs) excluding ancillary car parking; £135 Retail (A1 - A5) excluding ancillary car parking; and £0 all other use classes.

Bassetlaw – with effect from 1<sup>st</sup> September 2013. There are four residential charging zones and the rates are £55; £20; £5; £0. There are three commercial charging zones as regards industrial developments the rates are £15, £0 and £0 whilst for retail developments they are £100; £25; and £0.

Bath and North East Somerset – with effect from 6<sup>th</sup> April 2015. There are three different areas for residential development (C3 including specialised, extra care and retirement accommodation unless these types of accommodation provide non-saleable floorspace in excess of 30% of Gross Internal Area) which are rated at £100, £50 and nil. Hotel development (C1) is rated at £100 in Bath and nil elsewhere. In- centre and high street retail development (as defined in the Core Strategy) is rated at £150 in Bath but nil elsewhere. Supermarkets (large format convenience-led stores) /superstores and retail warehouses (over 280 sqm) are rated at £150 district wide save for the Bath Western Riverside area which is nil rated. Offices (B1) and industrial and warehousing are nil rated district wide. Student accommodation development involving schemes with market rents are rated at £200 unless in the Bath Western Riverside area. Student accommodation provided under a scheme with

submarket rents set in a section 106 planning agreement will be nil rated. To be submarket rent it must be no more than 89% of the local market rent (including any service charge). Although not expressly stated if the student accommodation is not provided under a scheme with submarket rent then it will be a scheme with market rents.

Bedford – with effect from 1<sup>st</sup> April 2014 there are five zones for residential development with rates of £40; £55; £100; £120; and £125. For these purposes dwelling units are stated to include not just C3 units but also C2 units together with C3 units where the units directly benefit from communal facilities comprising 10% or more of the total gross floor space as part of the overall mix of the unit. Care homes, extra care and other residential institutions have a nil rate. Convenience based supermarkets and superstores and retail warehouses (net retailing space over 280 sqm. are rated at £120. Office, industrial, warehousing and other uses have a nil rate.

Bexley – with effect from 30<sup>th</sup> April 2015. There are two zones for residential, hotel and student housing development (excluding C2 and C3 developments) which are rated at £60 and £40. Supermarket, superstores and retail warehouse developments over 280 sqm are rated at £100. The examiner required the word convenience to be removed from this category. Medical, health and emergency services which are publicly funded are nil rated. The nil rating also applies to developments used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education. All other uses including C2 and C3 are rated at £10. Therefore, Class A uses under 280 sqm, care homes, sheltered homes, extra care, assisted care and similar accommodation are rated at this lower rate.

Birmingham – with effect from 1<sup>st</sup> January 2016. Retail convenience development with less than 2,700 sqm is nil rated but above that floor area it is rated at £260. This is stated to include non-food floorspace as part of the overall mix. Any other retail development (including retail units selling goods not bought on a frequent basis) is nil rated. Subject to the special rates for social housing providers, student housing and C2 use with residential development in high vale areas (Value zones 1, 2 and 3) the rate is £69 whilst in all other areas (value zones 4, 5, 6 and 7 and green belt development) the rate is nil. Residential development by social housing providers registered with HCA and Birmingham Municipal Housing Trust developments are nil rated. Student housing developments are rated at £69 in all areas except green belt development which is nil rated. Hotel developments in the City Centre are rated at £27 and elsewhere are nil rated. Leisure, education, C2 use (residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres) and all other developments are nil rated.

Bournemouth – with effect from 1<sup>st</sup> March 2016. Residential development (including retirement and extra care housing) is rated at £70 outside the Town Centre AAP area and nil rated inside it. Maps showing these areas are contained in Appendix 1 to the Schedule. Retirement housing (also known as sheltered housing) is defined as groups of dwellings, often flats and bungalows, that provide independent, self-contained homes. There is likely to be some element of communal facilities, such as a lounge or warden. Whilst extra-care housing (also known as assisted living.) is housing with care where people live independently in their own flats but have access to 24 hour care and support. Varying amounts of care and support can be offered, normally as part of a care package with additional fees to pay for the services and facilities. These schemes will usually have their own staff and may provide one or more meals a day. It is emphasised that these types of older persons housing would not

provide the same level of care as residential care or nursing homes where residents do not live in self-contained accommodation and where 24 hour personal care and/or nursing care and/or nursing care is provided together with all meals. Developments of student accommodation are rated at £40. Comparison retail developments are rated at £250 outside the town Centre AAP area and nil rated within that area. Comparison Retail is defined as a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods. Developments of large scale convenience retail and supermarkets is rated at £250. Large scale Convenience Retail / Supermarkets are defined as usually over 280 sq m net retail floorspace, which exceeds the Sunday Trading Act threshold and selling mainly everyday essential items including food, drinks, newspapers/magazines and confectionery. Such retail use provides for weekly food shopping. Developments of small scale convenience retail are rated at £134. Small scale Convenience Retail is defined as between 100 sqm and 280 sqm net retail floorspace, which is less than the Sunday Trading Act threshold and selling mainly everyday essential items including food, drinks, newspapers / magazines and confectionery. Such retail use provides for “top-up” food shopping. In the case of mixed convenience and comparison uses it is provided that stores which sell a mixture of convenience and comparison goods should be categorised according to their main use, which is taken to mean more than 50% comparison or convenience retail floorspace. If no particular form of retail use is conditioned then it will be assumed that the intended use for CIL charging purposes will be mainly convenience retail. A nil rate applies to developments relating to offices, light industrial, hotels, mixed leisure, public service and community facilities and other uses (including sui generis uses).

Bracknell Forest – with effect from 6<sup>th</sup> April 2015. For residential (Use Class C3) development there are six strategic sites five of which are chargeable at the rate of £159 and one at £220. In addition there are four zones. One, Central Bracknell, is nil and with the other three there are two different rates for each dependent on whether the net increase in houses is 14 or less or over 14. The minimum rates is £25 and they go up to a maximum of £300. Separate from residential development is specialist residential accommodation for older people including sheltered housing, retirement housing, Extra Care Housing and residential care accommodation. There are four zones which induce the strategic sites and the rate starts at nil and goes up to £100. Convenience based supermarkets and superstores and retail warehousing (which terms are explained in the charging schedule) which have a net retailing space over 280 sqm gross internal floorspace (taken from the definition of a large store in the Sunday Trading Act 1994) are chargeable at a nil rate in Central Bracknell and £100 elsewhere. The rate is levied on the full gross internal floorspace and not just excess over 280 sq. m. All other types of development are chargeable at nil.

Brent – with effect from 1<sup>st</sup> July 2013. The rates are; residential, residential institutions, student accommodation, hostels and HMOs £200; hotels £100; retail £40; warehouse clubs £14; assembly and leisure excluding swimming pools £5; remainder including light industrial £0.

Bristol – these took effect on 1<sup>st</sup> January 2013. The rates for developments are: residential chargeable at £70 (Inner zone) and £50 (Outer zone); hotels at £70; retail at £120; student accommodation at £100; commercial (classes B1, B2 and B8) £0; other development £50.

Broadlands – with effect from 1<sup>st</sup> July 2013. There are two charging zones for residential developments (C3/C4 excluding affordable housing but including domestic garages excluding shared-use and decked) with rates of £75 and £50. Large convenience goods based

stores (at least 50% of net floor space area given over to convenience goods) with floor space of 2000 square metres or more. Such store developments are rated at £135. All other retail and assembly and leisure rated at £35 includes sui generis uses akin to them such as petrol stations, retail warehouses, nightclubs and amusement centres. Public service development such as fire and police stations (C2; C2A; and D1) are rated at £0. All other developments are rated at £0.

Caerphilly – with effect from 1<sup>st</sup> July 2014. There are three zones for residential development and the rates are £0, £25 and £40. As regards commercial developments there are no zones. The rates are – retail (A1) £100; restaurant, café and drinking establishments (A3) £25; office (B1), industrial (B2-B8), care and nursing home development, non-residential institutions (D1), hotel development (D2) and cinema (D2) all nil.

Camden – with effect from 1<sup>st</sup> April 2015. The area is divided in to three zones. Residential development below 10 houses or 1000 sqm are charged at £500 in each zone. Residential development above that limit and private residential homes with a degree of self-containment is charged at varying rates of £150, £250 and £500 dependent on the zone. Retail (including bar/restaurant/entertainment and other town centre uses) is chargeable at £25 in each zone. Office is £45 or £25 dependent on the zone. Student housing is chargeable at £175 or £400. Hotel development (including tourist hostels) is chargeable at £40 or £30. Industry, warehousing, research and development are nil whilst other commercial uses are £25. Health, community meeting spaces, police, fire, water, waste management and related infrastructure, care homes with no self-containment subsidized by the public sector are chargeable at nil rate.

Cannock Chase - with effect from 1<sup>st</sup> June 2015. Specialist retirement housing is nil rated and all other market housing is rated at £40. Foodstores with floorspace greater than 280 sqm and out of centre retail park developments are rated at £60 and all other types of retail development are nil rated. All other uses are nil rated.

Chelmsford – with effect from 1<sup>st</sup> June 2014 the rates are residential £125; convenience retail (A1 food) £150; comparison retail (A1 non-food; A2-5; and sui generis uses akin non-food) £87; and the rest nil.

Chesterfield – with effect from 1<sup>st</sup> April 2016. Residential developments (C3) are rated at nil in the Staveley Corridor; £20 in the Low Zone; £50 in the Medium Zone; £80 in the High Zone. These zones are shown on the second map attached to the Schedule. All other developments in the Staveley Corridor (including retail classes A1-A5) are nil rated. The Staveley Corridor for these purposes is shown on the first map attached to the Schedule. Any retail development (A1-A5) elsewhere in the borough is rated at £80 and any other non-residential developments are nil rated.

Chichester - with effect from 1<sup>st</sup> February 2016. Residential development (including chargeable extensions) is rated at £120 in the area South of the National Park and £200 in the area North of the National Park. The charging zones are set out in the map in Annex 1 to the Schedule. Retail developments which is wholly or mainly convenience is rated at £125 and if wholly or mainly comparison is rated at £20. Developments of purpose built student housing is rated at £30. Developments of all other types of use are nil rated.

Chorley – with effect from 1<sup>st</sup> September 2013. The rates are dwelling houses £65; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail warehouse, retail parks and neighbourhood convenience stores) £40; community uses £0; all other uses £0. The use definitions are contained in an appendix to the Charging Schedule.

City of London – with effect from 1<sup>st</sup> July 2014. Residential development is charged at a rate of £150 in the “Riverside” zone and £95 elsewhere. Office development is to be charged at £75. Developments for medical, educational and emergency service are at a rate of £0. All other developments have a £75 rate.

Croydon – with effect from 1<sup>st</sup> April 2013 the rates for residential developments are £0 within the Croydon Metropolitan Centre but £120 outside it; £120 for business developments within the Metropolitan Centre but £0 outside that area; £0 for institutions in the whole area; and £120 for any other developments in the whole area. The latter may unexpectedly catch some developments.

Dacorum – with effect from 1<sup>st</sup> April 2015. There are four zones for residential development rated at £250, £150, £100 and nil. Three of zones are nil rated for retirement homes and the other is rated at £125. The schedule provides that retirement housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities amounting to less than 10% of the gross floor area. Such premises are stated to often have emergency alarm services and/or wardens but would not be subject to significant levels of residential care (C2) as would be expected in care homes or extra care premises. Convenience based supermarkets and superstores and retail warehousing (net retail space of over 280 sqm) rated borough wide at £150. Other uses are nil rated.

Dartford – with effect from 1<sup>st</sup> April 2014 there are two zones for residential development. In Zone A all residential development is rated at £200. In Zone B residential development of less than 15 homes providing solely market housing is rated at £200 whilst residential development of 15 homes or more providing a housing mix which includes a proportion of affordable housing is rated £100. This seems to provide scope for planning residential development to reduce the CIL liability. It also seems to leave a gap with some residential developments not within either category. There are two different zones relating to retail development. In zone D all retail development above 500 sqm. is rated at £125 whilst all other retail use is nil rated. In Zone C supermarkets and superstores above 500 sqm are rated at £65 and all other is nil rated. Office, industrial, hotel and leisure developments are rated at £25. Any other developments are nil rated.

Daventry – with effect from 1<sup>st</sup> September 2015. Residential development is rated at £50 in the Residential Urban Zone; £65 in the Residential Rural Zone with sites at or above the affordable housing threshold; and £200 with sites below the Affordable housing threshold in the Residential Rural Zone. The first map in the Schedule shows the Residential charging zones. Retail development in the district other than the central zone is rated at £100. The central zone is shown in the second map in the Schedule. Developments of all other types of use are nil rated.

Dudley – with effect from 1<sup>st</sup> October 2015. There are five zones for the residential development rates of nil (zone 1); £20 (zone 2); £50 (zone 3); £75 (zone 4) and £100 (zone 5). The zones are set out in maps 1-4 in the schedule and vary dependent on whether C3 open

market housing - sites with less than 25% affordable housing (Map 1); C3 open market housing – sites with 25% or more affordable housing (Map 2); C3 retirement housing – sites with less than 25% affordable housing (Map 3); C3 retirement housing –sites with 25% or more affordable housing (Map 4). Comparison A1 retail over 100 sqm is nil rated in Merry Hill and Waterfront but £82 elsewhere in the Borough. Convenience A1 retail over 100sqm is rated at £82 anywhere in the borough. A3-A5 (public houses, restaurants and hot food) over 100 sqm are rated at £67.50 anywhere in the borough. All other uses are nil rated.

East Cambridgeshire – with effect from 1<sup>st</sup> February 2013. Residential development set for three zones at £40/£70 and £90. Retail is £120 and all other developments at £0.

East Devon – with effect from 1<sup>st</sup> September 2016. There are three CIL rates in respect of residential development - £68 in Cranbrook Expansion areas; £80 various town areas; £125 Sidmouth, rural and coast. These areas are shown on maps in the Schedule. There is a nil rate for retail development in Cranbrook and Inside Town Centre Shopping Areas (which are set out on maps in the Schedule) and in the rest of East Devon the rate is £150. For all other non-residential development the rate is nil.

East Hampshire – with effect from 8<sup>th</sup> April 2016. Area within the South Downs National Park Authority Area is excluded. Residential developments other than class C2, C2A uses, extra care housing and C3A (housing in self-contained houses and flats with communal facilities and an age restriction) are rated at £65 in area described as Whitehill and Bordon (excluding Regeneration Project CIL Zone); £110 in Southern parishes of Clanfield, Horndean and Rowlands Castle; £150 in Alton CIL Zone Location; and £180 in Northern parishes (excluding Whitehill/Bordon and Alton). A C3A residential development is nil rated in the Whitehill and Bordon Regeneration Project CIL Zone and rated £40 elsewhere. Hotel development in the Whitehill and Bordon Regeneration Project Zone is nil rated and is rated at £70 in all other areas. Retail development (use classes A1-A5) in the Whitehill and Bordon Regeneration Project Zone is nil rated and is rated at £100 in all other areas. Developments involving offices, industrial and warehousing, student accommodation and all class C2, C2A, C3b, C3C and extra care housing use are nil rated as are all other development.

Eastbourne – with effect from 1<sup>st</sup> April 2015. The rates are simple. Dwellings (C3) other than residential apartments are rated at £50. Retail (A1-A5) is rated at £80. All other uses are zero rated.

Elmbridge –with effect from 1<sup>st</sup> April 2013 the rates are residential dwellings (class C3) £125; all retail developments (class A1-A5) £50; and all other developments £0.

Enfield – with effect from 1<sup>st</sup> April 2016. Residential developments (all C3 uses) are nil rated in the Meridian Water Masterplan area and then at £40, £60 and £120 in three defined zones (see the map in Figure 1 in the schedule). A rate of £60 borough wide applies to retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5). All other uses (including offices, industrial, hotels, leisure facilities, community and other uses) are nil rated.

Epsom and Ewell – with effect from 1<sup>st</sup> July 2014. There are no zones. The rates are – residential dwellings (C3) £125; convenience retail (A1) £150; student accommodation (C2) £30; care homes (C2) £20; all other uses nil.

Exeter – with effect from 1<sup>st</sup> December 2013 the rates are £80 residential (excluding Class C2); student housing whose occupation is limited by planning permission or planning obligation £40; retail (A1-A5) outside city centre £125; and all other developments nil rate.

Fareham – with effect from 1<sup>st</sup> May 2013. The rates are £105 for residential developments (C3(a) and (c)/C4; £60 Care homes (C3(b)/C2); £35 hotels within C1; £0 for comparison retail in zones of town centres shown on maps (there is a long definition of comparison retail including clothing, household appliances, carpets, furniture, toys, sports equipment and cameras); £120 for all other types of retail; £0 for all other developments.

Gedling – with effect from 16<sup>th</sup> October 2015. Residential development is rated at nil in zone 1; £45 in zone 2; and £70 in zone 3. Retail developments (A1, A2, A3, A4, and A5) are rated at £60 borough wide. All other uses are nil rated.

Gosport – with effect from 1<sup>st</sup> February 2016. Residential developments on the Gosport Waterfront site are rated at £40. Residential developments (within the three categories of C3 except public sector sheltered housing, public sector extra care facilities or other public sector specialist housing providing care to meet needs of older people or adults with disabilities) with less than 10 dwellings or units are rated at £60 in Charging Zone 1; £100 in Charging Zone 2 and Charging Zone 3. If the residential development is 10 or more then the rates are Charging Zone 1 nil rated; Charging Zone 2 £80; and Charging Zone 3 £100. Retail Warehouses (a large store, typically on one level, that specialises in the sale of bulky goods such as carpets, furniture, electrical goods or DIY items) and supermarkets (food based, self-service, retail unit greater than 280 sqm and governed by Sunday Trading Act 1994) are rated at £60 borough wide. All other non-residential uses are nil rated borough wide.

Greenwich with effect from 6<sup>th</sup> April 2015. There are two zones which are the same for all rateable uses. Supermarkets, superstores and retail warehousing which are 280 sqm and over are rated at £100 in both. Supermarkets and superstores are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food space as part of the overall mix and retail warehousing. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers. Ancillary car parks (including undercroft parking) for supermarkets, superstores and retail warehousing which are 280 sqm and over are nil rated in both. Hotels are rated at £100 in both. Student housing is rated at £65 in both. Residential (excluding extra care housing which is defined in the CIL Viability Assessment) is rated at £70 in Zone 1 and £40 in Zone 2. All other developments are zero rated and includes all retail uses less than 280 sqm and retail uses 280 sqm or more not within the definitions of supermarket, superstore or retail warehouse; all B and D uses; all sui generis uses.

Hackney – with effect from 1<sup>st</sup> April 2015. There are four zones for residential development rated at £190, £55, £25 and nil. Office development is rated at £50 in the City Fringe and nil elsewhere in the borough. Large format retail is rated at £150 and is defined in the schedule as convenience based supermarkets and superstores and retail warehousing. Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car borne customers. Other retail development is rated at £65 in the City

Fringe and nil elsewhere in the borough. Hotel development is rated at £80 in the City Fringe and £55 elsewhere in the borough. Student housing is rated at £373 borough wide. All other developments including the development of operational buildings for emergency services is nil rated.

Hambleton – with effect from 7th April 2015. The rates are district wide. For private market housing (excluding apartments) the rate is £55. Retail warehouses is rated at £40. For these purposes it is stated that retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking. Supermarkets are rated at £90. It is stated in the schedule that supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly foodshop. As such, they provide a very wide range of convenience goods, often along with some element of comparison goods. In addition to this, the key characteristics of the way a supermarket is used include (a) they are used for the sale of goods will generally be above 500sq. m; (b) the majority of customers will use a trolley to gather a large number of products; (c) the majority of customers will access the store by car, using the large adjacent car parks provided; and (d) servicing is undertaken via a dedicated service area, rather than from the street. Public/institutional facilities covering education, health, community and emergency services are nil rated. Similarly agricultural related development is nil rated. This will not include agricultural workers dwellings which will be within residential. All other chargeable developments as identified in Regulations and Guidance are nil rated.

Hammersmith and Fulham – with effect from 1<sup>st</sup> September 2015. Residential development including houses in multiple occupation (Planning Use Classes C3 and C4) are charged at nil, £100, £200 or £400 dependent on the zone (which is shown by an attached map). Office development is nil rated save for zone Central A where the rate is £80. The rate of £80 applies in most but not all zones to developments involving student accommodation; retail (Planning Use Classes A including retail clubs); health and fitness leisure centres; hostels; night clubs; launderettes; taxi businesses; amusement centres and casinos. All other uses are nil rated. The Old Oak and Park Royal development area has been taken out of the Council's area and is not subject to the Council's Charging Schedule.

Haringey – with effect from 1<sup>st</sup> November 2014. There are three zones for residential and student accommodation and for each use the rate is the same in each zone starting at £15 then £165 and lastly £265, For supermarkets the rate is £95 whilst retail warehousing is £25. Standard definitions are used for these terms and there is no express area limitation. Office, industrial, warehousing and small scale retail (Use Class A1-A5) are nil rate as are health, school, higher education and all other uses.

Harrow – with effect from 1<sup>st</sup> October 2013 the rates are residential use within Class C3 £110; Hotel use within Class C1, residential institutions except hospitals (Class C2), student accommodation, hostels and HMO's (sui generis) £55; Classes A1- A5 (retail, financial and professional services, restaurants and café, drinking establishments, hot food take-aways) £100; all other uses nil).



Havant – with effect from 1<sup>st</sup> August 2013. The rates are: residential £100 in a defined area and £80 elsewhere; retail out of town centre over 280 sqm £80, under 280sqm £40, town centre £0; and all other developments £0.

Hertsmere – with effect from 1<sup>st</sup> December 2014. For residential development there are three zones with rates of £120, £180 and nil. As regards commercial development there are no zones. The rates are – hotel (C1) £120; specialist accommodation for the elderly and/or disabled including sheltered and retirement housing and nursing homes, residential homes and extra care accommodation £120; retail (A1) £80; and office (B1) and industrial (B2) nil.

Hounslow – with effect from 24<sup>th</sup> July 2015. Residential development (covers all residential use excepting student housing and including covered parking for residential development) is rated at £200 in Zone 1 (East); £110 in Zone 2 (Central); and £70 in Zone 3 (West). The map in Figure 1 in the Schedule shows the Residential charging zones. Retail development where additional gross retailing space is over 280 sqm (includes all ancillary floorspace but not ancillary covered parking which is charged at rate for all other uses) is rated at £155 borough wide. Developments relating to healthcare, education and emergency services facilities are nil rated. Developments of all other types of use (including student housing) are rated at £20.

Huntingdonshire – the charging schedule came into force on 1<sup>st</sup> May 2012. The rates apply across the whole of the area but vary according to the type of development. Retail development with an area of 500 sq. m or less is chargeable at £40 and if greater than 500 sq. m at £100. This differential in size with retail developments is being considered in a number of other areas and has met with opposition from some of the major retailers. The charging authority must justify such a differential with supporting evidence. After the coming into force of the 2014 Regulations a ground of objection based on the size of internal area is no longer possible. Hotel developments are chargeable at £60. Institutional residential developments are charged at £40 whilst for health developments the rate is £65. There is a nil rate for business (B1), general industrial storage and distribution (B2 and B3); community uses (D1 and D2) save for Health uses and agriculture. Any other development is chargeable at £85.

Islington – with effect from 1<sup>st</sup> September 2014. There are two zones for four types of development. These are (i) residential dwellings (C3 and C4); residential institutions (C2 and C2A) not including public health facilities and public care facilities - £300 and £250; (ii) retail (A1, A2, A3, A4, and A5) - £175 and £125; (iii) hotels (C1) and apart-hotels - £350 and £250; office (B1a) - £80 and nil. Borough wide student accommodation is rated at £400 and £80 for conference centres, nightclubs, private members clubs, amusement centres and assembly and leisure (D2) not including public leisure facilities. There is a long list of uses which are nil rated.

Kensington and Chelsea – with effect on 6<sup>th</sup> April 2015. There are seven zones. Zone G described as Earl's Court is nil rated for all uses as is a strategic site. For residential use (C3 and short terms lets) the rates are £750, £590, £430, £270, £190 and £110. For extra care housing the rates are £510, £230, £300, £160 and two zones are nil rated. Hotels in six zones are rated at £160 and student accommodation at £125. Industrial/warehousing, offices, retail uses, D1 and D2 uses and all other uses are nil rated.

Kingston upon Thames – with effect from 1<sup>st</sup> November 2015. Residential development is rated at £210 (Zone 1); £130 (Zone 2); £85 (Zone 3); and £50 (Zone 4). Care homes and

retirement housing are rated at £50 (Zones 1 and 2) and £20 (Zones 3 and 4). Extra Care housing is rated at £20 borough wide whilst student housing is rated at £220. Retail convenience based supermarkets and superstores (shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) and retail warehousing (large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods catering mainly for car-borne customers) are rated at £200 borough wide. All other retail (A1-A5) is rated at £200 in Kingston Town Centre (Primary Shopping Area including extension to it) and £20 elsewhere in the borough. Public Services and Community Facilities (including developments for emergency services for operational purposes; provision for education as a school or college or an institution of higher education; provision of any medical or health services, community halls, community arts centres, theatres, museums and libraries for purpose of delivering public service or community facility) are nil rated. All other uses are rated at £20.

Lambeth – with effect from 1<sup>st</sup> October 2014. There are three zones for residential, hotel and office developments. Residential rates are £225; £150; and £50. Hotel rates are £100 in one zone and nil in the other two. Office rates are £125 in one zone and nil in the other. For the whole borough rates are – industrial nil; large retail development (retail warehouses and superstores/ supermarkets using standard definitions) £115; other retail nil; student accommodation £215; all other uses not identified nil.

Leeds – with effect from 6<sup>th</sup> April 2015. Residential developments covers five zones at rates of £90, £23, £45, £5 and £5. Supermarkets (using the standard definition) over 500 sqm are rated at £110 in the City Centre and £175 outside. Comparison retail over 1000 sqm is rated at £35 in the City Centre and £55 outside. Offices in the City Centre are rated at £35. Zero rating applies to development by a publicly funded or not for profit organisation including sports and leisure centres, medical or health services, community facilities and education. All other uses not mentioned are rated at £5.

Lewisham – it is anticipated that it will be effective 1<sup>st</sup> April 2015 but that has yet to be confirmed. There are two zones for CIL rating purposes. With residential (C3) development the rates are £100 and £75. For Use Class B developments (commercial office and industrial (including storage and distribution) the rates are nil. For all other use classes the rates are £80. This last set of rates is very wide as it is a catch all that has not been dealt with expressly. I wonder whether this will throw up unintended CIL liabilities.

London Legacy Development Corporation – with effect from 6<sup>th</sup> April 2015. The rates are – all residential development £60; convenience supermarkets and superstores and retail warehouses (over 1000 sqm) £100; hotels £100; student accommodation £100; comparison and all other retail (A1-A5) in Stratford Retail Area £100 and nil outside; education and healthcare nil; all other uses nil. In addition there will be the Mayoral CIL of £20 if the development site is within Newham and Waltham Forest and £35 if within Tower Hamlets or Hackney. There is no Mayoral CIL on education or healthcare.

Merthyr Tydfil – with effect from 2<sup>nd</sup> June 2014. There are three zones for residential development (C3). One is rated at £25 and the other two at nil. Retail (A1) is rated at £100 and retail (A3 –restaurant and cafes) at £25.

Merton – with effect from 1<sup>st</sup> April 2014 there are two zones for the residential rates which are £220 and £115. There is a single rate of £100 for retail warehouses and superstores (defined in the schedule).

Mid Suffolk – with effect from 11<sup>th</sup> April 2016. Development at the Strategic Sites (outlined on the maps included in the schedule) is nil rated. As regards the remainder of the borough residential development is defined as C3 use excluding assisted living housing which term describes developments comprising self-contained homes with design features and support services available to enable self-care and independent living which is also known as sheltered/retirement housing and extra care accommodation. Residential developments with 14 or less dwellings is rated at £75 in the Low Zone. If the residential development is 15 or more dwellings in the Low Zone the rate is £50. Residential development in the High Zone is rated at £115 regardless of the number of dwellings in the development. Wholly or mainly convenience retail developments is rated at £100. If no particular form of retail use is conditioned then it will be assumed that the intended use for the purposes of CIL may include wholly or mainly convenience retail. All other uses (including use classes B, C1, C2, D, and any other sui generis uses) are nil rated.

New Forest DC – with effect from 6<sup>th</sup> April 2015 the CIL rates are dwelling houses (C3) £80; £0 retail (A1), industry and offices (B1, B2 and B3), hotels (C1), residential institutions (C2) and any other uses.

Newark and Sherwood DC – the charging schedule took effect on 1<sup>st</sup> December 2011 and divides the area into six zones for the purposes of residential development with varying rates - two £0, two £45, one £55, one £65 and the last £75. Other types of development are divided both by area as there are seven zones and class of development of which there are nine (hotel; residential institution; industrial; offices; retail; community/institutional; leisure; agricultural; and sui generis). Most are at £0 but retail is £100 in six zones and £125 at Newark Growth Point.

Newham- with effect from 1<sup>st</sup> January 2014. There are two zones for residential developments with rates of £80 and £40. For the whole area the remaining rates are £30 for retail; £120 for hotels; £130 for student accommodation; and remainder £0.

Northampton – with effect from 1<sup>st</sup> April 2016. Residential development (excluding Sustainable Urban Extensions) is rated at £50 as is residential development in such areas (SUEs). Retail development other than in the Central Zone (as shown on the plan in the schedule) is £100. In the Central Zone it is nil. All other uses are nil.

Norwich – with effect from 15<sup>th</sup> July 2013 the rates are residential development (Classes C3 and C4 excluding affordable housing) including domestic garages but excluding shared-user and decked garages £75; flats in blocks of 6 or more £65; large convenience goods based stores (more than 50% of net floor area is intended for sale of convenience goods) of 2000 sqm or more £135; all other retail uses (A1-A5) and assembly and leisure development plus sui generis uses such as retail warehouse clubs, petrol stations, nightclubs, amusement centres and casinos £25; Class C2, C2A and D1 and sui generis fire and rescue stations, ambulance stations and police stations £0; all other uses covered by CIL regulations (including shared-user/ decked garages) £5.

Oxford – with effect from 21<sup>st</sup> October 2013 uses in Classes A1-A5 (shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food establishments) have a rate of £100; uses in Classes B1 (business), B2 (general industrial), B8 (storage or distribution), C1 (hotels) and C2 and C2A (residential institutions and secure residential institutions) are rated at £20; uses in Classes C3 (dwellinghouses including self-contained sheltered accommodation and self-contained graduate accommodation) and C4 (houses in multiple occupation) and student accommodation are rated at £100; uses in Classes D1 (non-residential institutions) and D2 (assembly and leisure) are rated at £20; all other development uses are rated at £20.

Peterborough –with effect from 24<sup>th</sup> April 2015. With residential development on all sites with 500 dwellings or more there is a nil rate (required by the examiner). There are then three zones for other types of residential development. If the development produces less than 15 market houses the rates are £140, £120 and £100. With developments of 15 or more market houses the rates are £70, £45 and £15. With developments comprising apartments on sites of less than 15 units the rates are £70, £45 and £15. City wide supermarkets (500 sqm or more) are rated at £150; retail warehouses (500 sqm or more) at £70 and neighbourhood convenience stores (less than 500sqm) at £15. All other developments are nil rated. More definitions will be added in response to the examiner but will not be known until the final charging schedule is published.

Plymouth – These are due to take effect on 1<sup>st</sup> June 2013 with most rates are set at £0 so as to encourage development. Residential is £30; purpose built student accommodation is £60 save it is £0 if located within a particular zone within the city; and £100 for superstores and supermarkets with gross internal floor space of 1000 square metres or more including any extensions. Oddly both superstores and supermarkets appear to have the same definition which is that used for supermarkets by Wycombe, namely “shopping destinations in their own right where weekly food shopping needs can be met and which also include non-food floor space as part of the overall mix of the unit”. If this is correct then many retail superstores will not be caught as they will not meet the weekly food needs of their customers. It is noteworthy that Wycombe has a different definition which is applicable to superstores.

Poole – with effect from 2<sup>nd</sup> January 2013 a simple charging schedule has been introduced. There are three zones with residential developments chargeable at rates of £150, £100 and £75. Any other development is chargeable at £0.

Portsmouth – took effect on 1<sup>st</sup> April 2012 with a basic CIL rate of £105 for any development not specifically mentioned. A CIL rate of £53 applies to in-centre retail of any size, out of centre retail for less than 280 square metres, hotels and residential institutions. A £0 rate applies to office and industrial developments and community uses.

Preston – with effect from 30<sup>th</sup> September 2013 the rates are dwelling houses (excluding apartments) £65 save for those in the Inner Preston Zone when the rate is £35; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail warehouse, retail parks and neighbourhood convenience stores £40; community uses £0 and all other uses £0. The various uses are defined in Appendix two to the Charging Schedule.

Purbeck – with effect from 5<sup>th</sup> June 2014 the rates are £75 for A1 retail; £20 for A2-5; for C2 (care homes) and C3 (sheltered homes) there are three zones with rates of £100, £30 and nil;

for C3 (not sheltered homes) and C4 there are four zones with rates of £180, £100, £30 and £10; for all other developments nil.

Reading – with effect from 1<sup>st</sup> April 2015. Borough wide there is a rate of £120 for residential, hotels, sheltered housing, and private rented accommodation (including student accommodation). Care homes providing nursing care and fully catered are nil rated. A1 retail is nil rated in Central Reading (defined in the Reading Central Action Plan (2009)). Elsewhere if 2000 sqm or over (including foodstores) the rate is £150 and if under 2000 sqm is nil rated. Offices in the Central core (walk time catchment of Reading Rail Station) are rated at £30. All other chargeable developments are nil rated.

Redbridge - this authority has a single CIL rate applicable to all types of development wherever located in the area. It has been set at £70 per square metre with effect from 1<sup>st</sup> January 2012.

Reigate and Banstead – with effect from 1<sup>st</sup> April 2016. Residential development (C3) is rated at nil in Charge Zone 1; £140 in Charge Zone 2; £80 in Charge Zone 3; £180 in Charge Zone 4; and £200 in Charge Zone 5. The charge Zones are set out in Plan 1 in the Schedule. Retail developments throughout the borough which is wholly or predominantly (where more than 50% of the net retail area is given over to the sale of convenience goods) for the sale of convenience goods (being everyday essential items including but not limited to food, alcoholic and non-alcoholic beverages, confectionary, tobacco, newspapers and periodicals and non-durable household goods) is rated at £120. This includes superstores and supermarkets which are defined as self-service stores which provide either weekly or top-up shopping needs and which sell mainly convenience goods but can also include a proportion of non-food, comparison floorspace as part of the mix.

Rhondda Cynon Taf – with effect from 31<sup>st</sup> December 2014. There are three zones for residential development rated at nil, £40 and £85. Retail (A1) is rated at £100 and all other development types are nil rated.

Richmond – with effect from 1<sup>st</sup> November 2014. There are two zones for residential development with rates of £250 and £190. The rate for office development outside Richmond Town Centre is £25. Borough wide the rate for retail (wholly or mainly convenience) is £150. The schedule provides that convenience retail is a shop or store where the planning permission allows selling wholly or mainly everyday items, including food, drinks, newspapers/magazines and confectionary. The same rate of £150 applies for wholly or mainly comparison retail in Richmond Town Centre. Comparison rates is stated by the schedule to be a shop or store selling wholly or mainly goods which are not everyday essential items such as clothing, footwear, household or recreational goods. Hotels and Care homes in the area known as the lower band are rated at £25. All other uses not expressly covered are nil rated.

Rother – with effect from 4<sup>th</sup> April 2016. Residential development is rated at £200 in Zone 1; £135 in Zone 2; £50 in the Bexhill Urban area in Zone 3; £170 in the Bexhill Rural area in Zone 3; £75 in the strategic urban extensions in Zone 3. Sheltered/ retirement homes (C3) developments in Zone 1 are rated at £140 whilst dwellings includes retirement homes in Zones 2 and 3. Extra Care Housing developments throughout the District are rated at £25. Convenience retail developments are rated at £100 in the centre and £120 out of the centre. Comparison retail development out of the centre is rated at £250. Developments of all other

types of use are rated at nil. The charging zones and areas are shown on the maps included in the Schedule.

Rutland – with effect from 1<sup>st</sup> March 2016. Residential development (means new dwellings/flats but not any other developments within Class C1, C2 or C3 such as residential care homes, extra care housing and other residential institutions) is rated at £100 Sheltered housing and extra care housing is rated at nil. Distribution (B8 use) is rated at £10. Food retail – Supermarkets (shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) are rated at £150. Retail Warehouses (large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods catering for mainly car-borne customers) are rated at £75. It is stated that uses not included in the Schedule are not liable to a CIL charge.

Ryedale – with effect from 1<sup>st</sup> March 2016. Developments of private market houses (excluding apartments rated at £45 in low vale areas and £85 in all other areas. The charging zones are set out in a map in the Schedule. Developments of supermarkets is rated at £120. There is a more extensive definition of supermarket than usual. They are large convenience-led stores where the majority of the custom is from people doing their weekly food shop. They provide a very wide range of convenience goods often along with some element of comparison goods. The key characteristics of the way a supermarket is used include (i) area used for sale of goods generally above 500 sqm; (ii) majority of customers will use a trolley to gather large number of items; (iii) majority of customers will access store by car using the large adjacent car parks provided; and (iv) servicing is undertaken via a dedicated service area rather than from street. Developments of retail warehouses is rated at £60. Retail warehouses have a slightly fuller definition. They are stated to be usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units but are also often developed as part of retail parks. In either case they are usually located outside of existing town centres and cater mainly for car-borne customers. Usually they have large adjacent dedicated surface parking. Developments of public/institutional facilities providing education, health, community and emergency services are nil rated as are all other chargeable developments.

Sandwell – with effect from 1<sup>st</sup> April 2015. The rates are – retail units (this covers A1-A5 excluding superstores/supermarkets and retail warehouses) at West Bromwich Strategic Centre £50; borough wide supermarkets/superstores and retail warehouses (defined in the schedule) over 280 sqm £60; residential developments for 14 or less units £30; residential developments for 15 or more units £15; all other uses nil. Residential developments exclude residential institutions (C2).

Sedgemoor – with effect from 1<sup>st</sup> April 2015. The rates are – residential development in urban areas £40; residential developments in all other areas £80; supermarkets and retail warehouses (defined in the schedule) £100; hotel developments £10; all other developments nil.

Selby – with effect from 1<sup>st</sup> January 2016. Developments of private market homes (excluding apartments) are rated at £10 in low vale areas; £35 in moderate value areas; and £50 in high value areas. There are two maps attached to the Schedule which set out the Residential charging areas. Supermarket developments are rated at £110 and retail warehouse

developments at £60. The descriptions of both are the same as in the Ryedale Charging Schedule (see Ryedale details for these definitions). Developments of public/institutional facilities providing education, health, community and emergency services are nil rated as are all other chargeable developments.

Sevenoaks – with effect from 4<sup>th</sup> August 2014 the rates are residential (Class C3) £125 and £75 dependent on the zone and a single rate for supermarkets and superstores primarily selling convenience goods of £125; retail warehousing £125; and other forms of development £0. The uses have their own definitions in the schedule.

Sheffield- with effect from 15<sup>th</sup> July 2015. There are five zones for residential development (Planning Use Classes C3 and C4 but excluding retirement/extra care/sheltered housing/assisted living) rated at nil; nil; £30; £50; and £80. There are two Prime Retail Areas in which retail development (Planning Use Class A1 but excluding car parking provided for such a development) is charged at £30 and £60. In addition Major Retail Schemes not in those two areas are charged at £60. A Major Retail Area will be a Superstore or Retail Warehouse Superstores. For these purposes Superstores are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit and Retail Warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothes, DIY items and other ranges of goods, catering mainly for car borne customers. Hotel developments (Planning Use Class C1) is charged at £40 and Student Accommodation at £30. All other uses including office and industry are nil rated.

Shropshire - with effect from 1<sup>st</sup> January 2012 new residential development in Shrewsbury, the market towns and key centres is set at £40 whilst it is £80 for new residential development elsewhere. Any other development is at a nil rate.

South Gloucestershire – with effect from 1<sup>st</sup> August 2015. There are two named neighbourhoods in which all developments and not just residential developments are charged at a nil rate. Residential development in a number of communities are charged at £55 unless the development site is below the affordable housing threshold when the rate is £100. The affordable housing threshold is ten or less units in urban areas and 5 or less in rural. The wording used leaves an argument as to whether below the affordable housing threshold means 10 or 9 in urban areas and 5 or 4 in rural areas. In the rest of South Gloucester (excluding the two neighbourhoods and the named communities) the rate for residential development is £80 save in the case of development sites below the affordable housing threshold the rate is £150. Residential care homes (C2), extra care facilities (C2/C3) and sheltered retirement (C3) are nil rated as are agricultural tied homes. With regard to the other CIL rates the area is divided into Prime Locations and Non-Prime Locations. Office developments are rated at £30 in Prime Locations and nil in Non-Prime Locations. Planning Use Classes B1b, B1c, B2 and B8 (r&d, general industrial, storage and distribution) is nil rated in both. Retail developments including retail warehouse clubs (A1-5) are rated at £160 in Prime Locations and £120 in Non-Prime Locations. Developments involving the sale or display for sale of motor vehicles are rated at £90 in both areas. Hotels (C1) are rated at £90 in Prime Locations and nil rated in Non-Prime Locations. Student Accommodation is rated at £60 in Prime Locations and nil in Non-Prime Locations. All other uses in both locations are rated at £10 save that “infrastructure projects such as schools, libraries, clinics etc (Residential & Non Residential Institutions (classes C2, C2a, D1) including development by

the emergency services for operational purposes) funded and owned by the public sector will be £Nil CIL”.

South Lakeland – with effect from 1<sup>st</sup> June 2015. In the two regeneration areas of Kendal and Ulverston Canal Head all development is charged at a nil rate. In the remainder of the area residential (Planning Use Class C3 a, b and c) is charged at £50 save that the Croftlands Strategic Gousing site is to be charged at £20; agricultural workers dwellings (which is a dwelling regarding which the occupancy is limited (usually by condition) to those employed in agriculture) are charged at a nil rate; supermarkets and retail warehouses (with standard definitions) are charged at £150; hotels are nil rated; sheltered/retirement housing (within Planning Use Class C3 for older people and people requiring support with a reasonable degree of independence and no or limited care needs) is charged at £50; extra care housing (residential accommodation and care to people in need of care within Planning Use Class C2) is nil rated; and all other uses are also nil rated.

South Norfolk – with effect from 1<sup>st</sup> May 2014 there are two zones for residential development (C3 and C4 excluding affordable housing) including domestic garages but excluding shared-user and decked garages £75 and £50. A rate of £135 applies to large convenience goods based stores (more than 50% of net floor area is intended for sale of convenience goods) of 2000 sqm or more; all other retail uses (A1-A5) and assembly and leisure development plus sui generis uses such as retail warehouse clubs, petrol stations, nightclubs, amusement centres and casinos £25; Class C2, C2A and D1 and sui generis fire and rescue stations, ambulance stations and police stations £0; all other uses covered by CIL regulations (including share-user/decked garages) £5.

South Northampton – with effect from 1<sup>st</sup> April 2016. Residential development is rated at £50 in the Urban Zone and Sustainable Urban Extensions; £100 in the Rural zones with sites at or above the affordable housing thresholds; £200 in the Rural Zone below the affordable housing threshold. These Zones and areas are shown on the map in the Schedule. Retail developments are rated at £100. Developments of all other types of use are rated at nil.

South Oxfordshire – with effect from 1<sup>st</sup> April 2016. Residential development for retirement housing (including extra care incorporating independent living) is nil rated. This is defined as all types of housing designed for older people which provides for continued independent living which is self-contained such as, but not limited to, Extra Care Housing, Enhanced Sheltered Housing and independent living within a Care Village. Residential development within three strategic sites and residential rural exception sites are also nil rated. Developments of care homes and residential institutions are also nil rated. Specific mention is made of student accommodation “where some of the living accommodation is of communal nature e.g. shared living areas and/or kitchens. Student accommodation which is self-contained (e.g. studio flats) will be charged CIL at the relevant residential rate, for example, where such accommodation is provided to meet the University’s disability requirement. Where schemes are mixed and include both types of accommodation the nil CIL charge applies only to the floorspace of the units with communal accommodation including associated communal areas. Floorspace of self-contained units including associated communal areas will be charged CIL.” Subject to those nil rated types of residential developments it is rated at £150 in Zone 1 and £85 in Zone 2. The strategic sites and charging zones are shown on the maps in Annex 1 to the Schedule. Developments of supermarkets, superstores and retail warehouses are rated at £70. For these purposes the following definitions apply - “Retail warehouses: are large stores specialising in the sale of household



goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers. Superstores and supermarkets: are shopping destinations in their own right, selling mainly food or nonfood goods, which normally have a dedicated car park. Retail warehouses and supermarkets can be defined as retail stores that exceed 280 sqm and are classified as larger stores under the Sunday Trading Act 1994.” Developments relating to offices (including research and development), other retail, hotels and other uses are nil rated.

South Ribble – with effect from 1<sup>st</sup> September 2013 the rates are dwelling houses (excluding apartments) £65; apartments £0; convenience retail (excluding neighbourhood convenience stores) £160; retail warehouse, retail parks and neighbourhood convenience stores £40; community uses £0 and all other uses £0. The various uses are defined in Appendix two to the Charging Schedule.

Southampton – with effect from 1<sup>st</sup> September 2013. The rates are £43 for retail developments (A1-A5) and £70 for residential (C3, C4 and houses in multiple occupation) but not C2 (residential institution).

Southend on Sea – with effect from 27<sup>th</sup> July 2015. Residential developments (C3 and C4) are rated at £20 in Zone 1; £30 in Zone 2; and £60 in Zone 3 (see map in Figure 1 in Schedule for residential charging zones). Extra care and retirement housing development are rated at £20. These are described as housing within C3 which is purpose built or converted for sale to elderly people with package of estate management and care services as necessary and which consists of grouped self-contained accommodation with communal facilities. These premises often have emergency alarm systems and/or wardens but do not provide the same level of care as residential care homes (C2) where residents do not live in self-contained accommodation. Developments of supermarkets/superstores (shopping destinations in their own rights where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix) and retail Warehousing large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods catering for mainly car-borne customers) with net retaining space of over 280 sqm is rated at £70. Development by a predominantly publicly funded or “not for profit” organisation including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities only are nil rated. A “not for profit organisation” is one that does not earn profits for its owners but conducts business for the benefit of the general public and all the money earned by or donated to the organisation is used in pursuing the organisation’s objectives. Developments of all other types of use are rated at £10.

Southwark – with effect from 1<sup>st</sup> April 2015. There are three zones for a number of uses. Office is rated at £70 in zone 1 and nil rated in zones 2 and 3. Hotel is rated at £250 in zone 1 and £125 in zones 2 and 3. Residential is rated at £400, £200 and £50. Student housing which is directly rented is £100 in all zones and student housing by nomination (let below average weekly rent of £168 per week and this is secured by a section 106 planning obligation) is nil rated. All retail (A1-A5 and sui generis which includes petrol stations, shops selling or displaying cars and retail warehouse clubs) are rated at £125 in all zones. Nil rating applies to town centre car parking (available to all visitors), industrial, warehousing, public libraries, health, education and all other uses

Spelthorne – with effect from 1<sup>st</sup> April 2015. There are three zones for residential development (C3). If for a scheme with fewer than 15 units to which Policy HO3 Affordable Housing does not apply the rates are £100, £140 and £160. If the scheme is 15 or more units to which policy HO3 Affordable Housing scheme applies the rates are nil, £40 and £60. Purpose built student housing is rated at £120. Out of centre larger convenience based supermarkets and superstores and retail warehousing (net retail selling space of more than 280 sqm) is rated at £120. Hotels, care homes, offices, commercial and all other uses are nil rated.

Suffolk Coastal – with effect from 13<sup>th</sup> July 2015. For the purposes of residential developments the area has been designated between low value, mid value and high value as shown on the appended map. Residential developments (Planning Use Classes C3 and C4 excluding sheltered/ retirement accommodation schemes which are defined as grouped (units, usually flats, specially designed for older people encompassing communal non-saleable facilities) are charged at £50 in low value areas; £90 in mid value areas; and £150 in high values areas. Any residential development of the strategic site at Adstral Park is nil rated. Wholly or mainly convenience retail is charged at £100 and wholly or mainly comparison retail is nil rated. All other uses are nil rated.

Surrey Heath with effect from 1<sup>st</sup> December 2014. There are zones but different ones for residential (C3) developments and retail development other than supermarkets/superstores and retail warehousing. One of the zones for residential development is rated at nil. With each of the other two zones the rate varies dependent on whether the residential development does or does not provide its own open space in the form of Suitable Accessible Natural Greenspace as avoidance for European Sites. The rates in one zone are £189 without such provision and £55 with. In the other zone the rates are £220 and £95. Borough wide the rates for retail warehousing and supermarkets/superstores (defined in the schedule) are £200. Other retail (A1-A5) are rated at nil in one zone and £100 in the other zone. All other developments are rated at nil.

Sutton - with effect from 1<sup>st</sup> April 2014. Residential is rated at £100 psm and retail which is wholly or mainly convenience at £120 psm. There is a nil rate for retail which is wholly or mainly comparison; office; hotels; industrial; community uses (schools and hospitals) and all other developments not separately defined. Appendix 2 to the charging schedule sets out what constitutes convenience goods and comparison goods.

Swindon with effect from 6<sup>th</sup> April 2015 there are two residential zones rated at zero for Swindon's New Communities and £55 for the rest of the borough. For this purpose residential is any use within Class C3 including ancillary development such as garages. As regards retail use the Town Centre and New Communities are zero rated and the rest of the borough is rated at £100. For these purposes retail is any use within A1-A5 including sui generis uses that are shops and premises selling and ort displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations. All other uses are zero rated.

Tandridge – with effect from 1<sup>st</sup> December 2014. All residential development excluding sheltered/retirement housing and extra care accommodation (defined as grouped units, usually flats, specially designed or designated for older people encompassing communal non-saleable facilities over 25% gross floorspace) is rated at £120. Convenience retail including convenience based supermarkets and superstores (which are defined in the schedule as

shopping destinations in their own right where weekly shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit) is rated as £100. Comparison retail, offices and all other uses are nil rated.

Taunton Deane – with effect from 1st April 2014. There are four zones for residential development (£125, £70 and two at nil rate). For these purposes there is excluded from residential Class C2 use but there is included student housing and similar types of institutional accommodation. Retail development (Classes A1-A5) outside Taunton and Wellington town centres are rated at £140. All other developments are nil rated

Teignbridge – with effect from 13<sup>th</sup> October 2014. Retail is rated at £150 outside identified town centres and nil within them. There are five rates for residential development dependent on the location of the development site (£70, £85, £125, £150 and £200). But there is no CIL rate on affordable housing. All other development or uses are rated at nil.

Test Valley - with effect from 1<sup>st</sup> July 2016. Residential development is rated at £175 in Zone 1; £140 in Zone 2; £105 in Zone 3; £70 in Zone 4; and in Strategic sites it is nil rated. The maps showing the Residential charging zones are comprised in Appendix 1 and the strategic sites are set out in the plans in Appendix 2. Developments involving retail supermarkets and superstores (having over 280 sqm and being shopping destinations in their own right meeting weekly food shopping needs and often includes non-food floorspace as part of the overall mix) and retail warehouses (large stores over 280 sqm specialising in the sale of household goods (such as carpets, furniture and electrical items), DIY items and other range of goods catering mainly for car-borne customers) are rated at £180 save in the strategic sites they are rated at nil. Developments relating to extra care accommodation (one or two apartments for rent or sale grouped together with communal facilities that through the provision of onsite care and support services 24 hours a day and 7 days a week offers a viable alternative to a residential care home for many vulnerable older people and vulnerable adults with particular care needs, enabling them to remain a part of and active within the wider community), offices, industry and distribution, hotels, community use including non-residential institution, and other types of use are nil rated.

Three Rivers – with effect from 1<sup>st</sup> April. Residential development (Use Class C3) is rated at £180 psm in Area A; 3120 psm in Area B and nil in Area C. Retail development (Use Class A1) in Areas A and B are rated at £60 psm and nil in Area C. Hotels (Use Class C1) are rated at nil boroughwide as is Residential Housing (Use Class C3). For these purposes it is stated that Retirement Housing is housing which is purpose built or converted for sale to elderly people with a package of estate management services and which consists of grouped, self-contained accommodation with communal facilities. These premises often have emergency alarm systems and/or wardens. These properties would not however be subject to significant levels of residential care as would be expected in care homes or extra care premises (C2). It is further provided that for the avoidance of doubt this excludes registered not for profit care homes. Other non-residential development is nil rated boroughwide.

Tower Hamlets – with effect from 1<sup>st</sup> April 2015. For residential developments there are three zones rated at £200, £65 and £35. In addition there are identified large allocated sites which are nil rated for all developments including residential, hotel, retail, student housing (whether let at market rent or not) and office developments. Office development in the zone described as the City Fringe is rated at £90 but elsewhere is rated at nil. Convenience supermarkets//superstores and retail warehousing (defined in the schedule) is rated at £120

borough wide except for the large allocated sites. Other retail is rated at £79 in two zones and nil elsewhere. Hotel development is rated at £180 borough wide apart from large allocated sites. Student housing let at market rent is rated at £425 borough wide apart from large allocated sites. Student housing let at below market rents is rated at nil. To qualify as student housing let at below market rent it must be (i) university led development with the university having at least one teaching facility in the area; (ii) the developer must have entered a nomination agreement or equivalent; (iii) the housing must be to meet an identified need secured by a section 106 planning obligation; (iv) the below market rent must be in place for a minimum of seven years; (v) the rent discount must as a minimum equate to the amount of CIL not paid by reason of it being student housing let at a market rent; and (vi) there must be a valuation supporting the discount by an independent valuer at the cost of the applicant. Unless the student housing qualifies as let at below market rent it will be rated as student housing let at market rent. All other uses are rated at nil.

Trafford –with effect from 7<sup>th</sup> July 2014. The terminology and approach is a little different from other charging schedules. There are three zones for private market houses – helpfully called cold, moderate and hot. The rates are £20, £40 and £80. For apartments (which include sheltered housing and retirement apartments) the rates in those zones are £0; £0; and £65. The remainder of the rates are retail warehouses (defined in the Appendix to the Charging Schedule) £75; supermarkets outside town centres (similarly defined) £225; supermarkets in defined town centres £0; public and institutional facilities for education, health, community and emergency services and public transport £0; offices, industry and warehousing £0; leisure £10, hotels £0; all other developments £0.

Wakefield – with effect from 1<sup>st</sup> April 2016. Residential development (C3) is rated at £55 in the High zone; £20 in the Medium Zone; and nil rated in the Low Zone. The zones are set out on the charging zone map in Appendix 2 to the Schedule. Developments of retail warehousing (large stores in edge-of-centre and out-of-centre locations specialising in the sale of household goods (such as carpets, furniture and electrical goods), clothing, DIY items and other ranges of goods, catering mainly for car-borne customers. Developments of large supermarkets with a floorspace equal to or greater than 2000 sqm are rated at £103. Developments of offices (B1), light industrial (B1), general industrial (B2), storage and distribution (B8), retail (A1, A2, A3, A4, and A5) (save for retail warehouses and large supermarkets), hotels, care homes, cinemas and commercial leisure and all other types of use are nil rated.

Waltham Forest – with effect from 15<sup>th</sup> April 2014. There are two zones for residential development with rates at £70 and £65. The remainder of the rates apply across the area. Those rates are publicly funded care homes £0; convenience superstores and retail warehouses - £150; hot takeaways and restaurants - £80; betting shops - £90; and hotels - £20.

Wandsworth – these took effect on 1<sup>st</sup> November 2012 and the CIL Rates are determined by four different areas within the borough. The Mayor of London charge will also apply. Dependent on the area

- (a) the residential rates are 575; £265; £250; and £0.
- (b) office or retail rates are £265; £250; and £0.
- (c) all other developments £0.

Watford – with effect from 1<sup>st</sup> April 2015. All developments in Major Developed Areas (as shown on the map attached to the Schedule) are nil rated. Residential developments are rated at £120. Hotels and specialist accommodation for the elderly and/or disabled including sheltered and retirement housing and nursing homes, residential care homes and extra care homes (excluding registered not for profit care homes) within Class C2 and C3 are rated at £120. Retail (A1-A5) in the Primary shopping Area is rated at £55 and elsewhere £120. There is a nil rate for offices, industrial and other uses.

Waveney – with effect from 1<sup>st</sup> August 2013. There are four residential charging zones and the rates are £150; £60; £45; and £0. For holiday lets the rate is £40. For Supermarkets, superstores and retail warehouses the rate is £130. All other developments are £0.

Wealden – with effect from 1<sup>st</sup> April 2016 save that the area covered by the South Downs National Park Authority is excluded. Residential development is rated at £200 or £100 dependent on whether the site falls in the higher band area or lower band area (see Figure 1 Residential Charging Zone Boundaries in section 5 as clarified in Table 5 by reference to wards). Wholly or mainly convenience retail development is rated at £100 whilst wholly or mainly comparison retail development is rated at £20. All developments not separately defined are nil rated.

West Berkshire – with effect from 1<sup>st</sup> April 2015. There are two zones for the residential (C3 and C4) rate (£125 and £75) whilst the retail (A1-A5) rate is £125 in both. The rate for business, hotel and residential institutions is £0 across the area.

West Dorset – with effect from 18<sup>th</sup> July 2016. Four strategic sites are nil rated. Developments for dwellings (C3) (including houses and flats and dwellings used as second homes but not affordable housing) are rated at £100. The same rate of £100 applies to developments of dwellings with restricted holiday use (C3) includes holiday lets (residential houses which are restricted to holiday use) but excludes second homes, hotels, guesthouses and some B&Bs and more temporary tourist accommodation such as caravans and tents. Developments involving essential rural workers dwellings (C3) (housing located outside defined development boundaries for full time workers in rural business which require essential 24 hour supervision) are nil rated. All other developments are nil rated.

West Lancashire – with effect from 1<sup>st</sup> September 2014. There are two zones. In zone B the rate is nil for all developments. In zone A the rates are – residential dwelling house (C3a,b,c) £85; apartments (defined as dwellings with shared access and communal areas on more than one floor) (including retirement apartments) nil; agricultural workers dwellings (dwelling in which the occupancy is limited usually by condition to those employed in agriculture) nil; comparison retail Any building selling mainly comparison goods such as clothing, footwear, household and recreational goods) nil; convenience retail (any building selling mainly everyday essential items, including food, drink, newspapers/magazines and confectionery. In the case of a mixture of convenience and comparison goods the rate will be based on the main use) £160; food and drink (A3/A4/A5) £90; all other uses nil.

Westminster – with effect from 1<sup>st</sup> May 2016. Residential development (including all “C” use classes) is rated at £550 in the Prime area; £400 in the Core area; and £200 in the Fringe area. The first map in Appendix 1 to the Schedule contains the Residential CIL charging zones. Commercial development (offices, hotels, nightclubs and casinos, and retail (all “A” use classes plus sui generis) are rated at £200 in the Prime area; £150 in the Core area; and £50 in

the Fringe area. The second map in Appendix 1 to the Schedule shows the Commercial CIL charging zones. Developments of all other types of use are nil rated.

Weymouth and Portland – with effect from 18<sup>th</sup> July 2016. Two strategic sites are nil rated. Developments for dwellings (C3) (including houses and flats and dwellings used as second homes but not affordable housing) are rated at £93 save in Portland when the rate is £80. The same rates of £93 and in Portland £80 apply to developments of dwellings with restricted holiday use (C3) includes holiday lets (residential houses which are restricted to holiday use) but excludes second homes, hotels, guesthouses and some B&Bs and more temporary tourist accommodation such as caravans and tents. Developments involving essential rural workers dwellings (C3) (housing located outside defined development boundaries for full time workers in rural business which require essential 24 hour supervision) are nil rated. All other developments are nil rated.

Wiltshire – with effect from 18<sup>th</sup> May 2015. Residential development (Planning Use Classes C2, C2A, C3 and C4) by reference to two zones defined in Appendix A to the Schedule. In Zone 1 is charged at £85 save as regards strategically important sites (as set out in the Wiltshire Core Strategy) where it is charged at £40. In Zone 2 the rate is £55 but £30 in strategically important sites. Student accommodation (Planning Uses Classes C2, C2A, C3, C4 and sui generis akin to student accommodation) is charged at £70 as are hotel developments (Planning Use Class C1). There is a nil rate for Service Family Accommodation for members of the Armed Forces which is housing exclusively constructed by the MOD or its appointed contractors for use by members of the Armed Forces and their families as secured by a section 106 agreement between OD and Wiltshire Council. A rate of £175 is charged on retail warehouse development (which are large stores specialising in the sale of a broad range of household goods (including but not limited to carpets, furniture and electrical goods) DIY items and other ranges of goods, catering for mainly car-borne customers) and superstore/supermarket developments (which are shopping destinations in their own right where weekly food shopping needs are met and which can include non-food floorspace as part of the overall mix of the unit). Other types of retail development (Planning Use Classes A1 to A5 and sui generis uses akin to non-food retail) are charged at either £70 or nil dependent on which defined area they come within (set out in Appendix C to the Schedule). All other uses (Planning Use Classes B1, B2 and B8, D1, 2 and other sui generis uses (including military single living accommodation ancillary to a military establishment).

Winchester – with effect from 7<sup>th</sup> April 2014 the area is divided into three zones. In Zone 1 there is a £0 rate. In Zone 2 the rate for residential and retail development is £120. In Zone 3 the residential rate is £80 whilst the retail rate is £120. The rate for all other developments is £0.

Woking – with effect from 1<sup>st</sup> April 2015. With regard to residential development there are two zones rated at £125 and £75. For these purposes residential means either use as a dwelling house (whether or not a main residence) by (a) a single person or by persons to be regarded as forming a single household; (b) not more than six residents living together as a single household where care is provided for residents; or (c) not more than six residents living together as single household where no care is provided to residents (other than use within Class C4) or use of a dwelling house by three to six residents as a house in multiple occupation. All types of retail are rated at £75. All other commercial and non-residential use is nil rated.

Wokingham – with effect from 6<sup>th</sup> April 2015. There are four rates applicable for residential development (excluding sheltered housing, extra care housing and residential institutions) which are £300, £320, £340 and £365. These relate to four strategic development locations (“sdl”) and the rest of the borough. As regards sheltered housing the rate is £365 in the four sdl and £150 in the rest of the borough. For these purposes sheltered housing is self-contained accommodation for older people, people with disabilities and/or other vulnerable groups which include some shared/communal facilities and where a degree of support is offered. As regards residential institutions and extra care housing the rate is £100 in the four sdl and £60 in the rest of the borough. For these purposes “extra care housing” means “purpose built accommodation in which varying amounts of care and support can be offered and where some services and facilities are shared (including a minimum of 30% of GIA provided as communal facilities). For retail use the rate is nil for existing town/small town and district centres identified on attached maps and a named sdl and for the rest of the borough it is £50. All other development types are nil borough wide.

Worthing – with effect from 1<sup>st</sup> October 2015. Residential development (C3) is rated at £100 save in four named wards where the rate is nil. Retail development (A1-A5) is rated at £150. All other uses are zero rated.

Wycombe – with effect from 1<sup>st</sup> November 2012 the area is divided into two charging zones. The rate for residential developments (including sheltered accommodation) is £150 in one zone and £125 in the other. In both zones there is a rate of £200 for convenience based supermarkets (defined as shopping destinations in their own right where weekly food shopping needs can be met and which also include non-food floor space as part of the overall mix of the unit) and retail warehousing (defined as large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers) with net retail selling space of over 280 square metres. All other retail and uses akin to retail are chargeable at £125. Any other developments are at £0.