

CIL Charging authorities and rates at 1st September 2019

Part 1 A – chronological order of Charging Authorities

Part 1 B (page 41) – alphabetical order of Charging Authorities

Part 2 (page 80) – Charging Authorities which have reviewed or are reviewing Charging Schedule

Part 1 - 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 may be in the process of reviewing the existing CIL Charging Schedule so that they may be subject to change. Details of authorities which have instigated a review are set out in Part 2. There are still authorities in the process of introducing CIL having reached different stages of the process at different paces. The rate at which authorities establish charging schedule will undoubtedly slow and the removal of the restrictions in reg. 123 may encourage authorities not to do so and even in some case to encourage the authority to cease charging CIL.

A. In order in which established CIL regime

(1) Newark and Sherwood DC –

(a) Original - the charging schedule took effect on 1st 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.

(b) 2018 Revised – Residential developments are rated at £0 in relation to apartments in all zones; £0 in Housing Low Zone 1; £45 in Housing Medium Zone 2; £70 in Housing High Zone 3; £100 in Housing Very High Zone 4. These zones are shown on a map headed Community Infrastructure Levy Zones –Residential. All retail developments (A1-A5) are rated at £100 district wide. All other non-residential developments are zero-rated.

(2) 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 1st January 2012.

(3) Shropshire - with effect from 1st 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.

(4) Portsmouth – took effect on 1st 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.

(5) London Mayoral

(a) Original (MCIL 1) - with effect from 1st April 2012. Applies to all developments other than developments for medical or health uses or which are wholly or mainly for provision of education as a school or college. The rates are £50 for zone 1; £35 for zone 2; and £20 for zone 3 (for these zones see Part A of the Third Appendix).

(b) 2019 Revision (MCIL 2) – with effect from 1st April 2019. Applies to all developments save that nil CIL rate with regard to development used wholly or mainly for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner and 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. The rates are £80 in zone 1; £60 in zone 2; and 25 in zone 3. A few authorities have changed zones. For these zones see Part B of the Third Schedule. In addition in Central London and the Isle of Dogs (which two areas can be found on the MCIL Mapping Tool on the Mayor of London’s website) there are specific charges which are:

(i) Office developments are charged at rate of £185; Office is defined as any office use including offices that fall within Class B1 Business of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order. Uses that are analogous to offices which are sui generis, such as embassies, will be treated as offices.

(ii) Retail developments are charged at £165 which is defined as all uses that fall within Classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order, and related sui generis uses including retail warehouse clubs, car showrooms, launderette.

(iii) Hotel developments are charged at £140 which Hotel means any hotel use including apart-hotels uses that fall within Class C1 Hotel of the Town and Country Planning (Use Classes) Order 1987 as amended.

(6) Huntingdonshire – the charging schedule came into force on 1st 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.

(7) Wandsworth – these took effect on 1st 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.

(8) Wycombe – with effect from 1st 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.

(9) Bristol – these took effect on 1st 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.

(10) Poole –

(a) Original - with effect from 2nd 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.

(b) 2019 Revision – with effect from 21st February 2019. Residential developments (C3) excluding retirement housing are rated at £230 in Zone A (Lilliput / Branksome Park, Sandbanks, Canford Cliffs); £60 in Zone B(i) (Poole town centre - excluding Twin Sails Regeneration Area); £0 Zone B(ii) (Poole town centre – Twin Sails Regeneration Area; £115 in Zone C (Central Poole and North Poole). These zones are shown on the map headed Residential Charging Zones at the end of the Schedule. Developments comprising residential retirement housing (C3) and assisted living housing (C2) in Zone A are rated at £115. Retail developments (A1) are rated at £0 in Zone D(i) (Poole town centre, district centres, local centres and neighbourhood parades) and £200 in Zone D(ii) (all parts of the borough outside of Poole town centre, district centres, local centres and neighbourhood parades). These zones are shown on the map headed Commercial Charging Zones at the end of the Schedule. All other developments are zero-rated.

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

(12) Croydon – with effect from 1st 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.

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

(14) Barnet – with effect from 1st 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.

(15) Fareham – with effect from 1st 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.

(16) Plymouth – with effect on 1st 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.

(17) Brent – with effect from 1st 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.

(18) Broadlands – with effect from 1st 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.

(19) Norwich – with effect from 15th 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.

(20) Havant – with effect from 1st 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.

(21) Waveney – with effect from 1st 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.

(22) Southampton – with effect from 1st 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).

(23) Chorley – with effect from 1st 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.

(24) South Ribble – with effect from 1st 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.

(25) Bassetlaw – with effect from 1st 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.

(26) Preston – with effect from 30th 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.

(27) Harrow – with effect from 1st 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).

(28) Oxford – with effect from 21st 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.

(29) Exeter – with effect from 1st 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.

(30) Newham- with effect from 1st 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.

(31) Merton – with effect from 1st 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).

(32) Bedford – with effect from 1st 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.

(33) Dartford – with effect from 1st 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.

(34) Somerset West and Taunton formerly 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.

(35) Sutton - with effect from 1st 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.

(36) Winchester – with effect from 7th 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.

(37) Waltham Forest – with effect from 15th 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.

(38) South Norfolk – with effect from 1st 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.

(39) Chelmsford – with effect from 1st 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.

(40) Merthyr Tydfil – with effect from 2nd 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.

(41) Purbeck – with effect from 5th 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.

(42) City of London – with effect from 1st 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.

(43) Caerphilly – with effect from 1st 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.

(44) Epsom and Ewell – with effect from 1st 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.

(45) Trafford – with effect from 7th July 2014. The terminology and approach are 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.

(46) Hillingdon – with effect from 1st August 2014. Large format retail development (A1) comprising greater than 1,000 sq. m, outside of designated town centres is rated at £215 but if

within such centres rated at £0. Designated town centres are shown on the maps in Appendix A to the Schedule. Office development (B1) is rated at £35. Hotel development (C1) is rated at £40. Residential development comprising dwelling Houses (C3) is rated at £95. Industrial development (B8) is rated at £5. All other uses are rated at £0.

(47) Sevenoaks – with effect from 4th 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.

(48) Islington – with effect from 1st 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.

(49) West Lancashire – with effect from 1st 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.

(50) Lambeth – with effect from 1st 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.

(51) Teignbridge – with effect from 13th 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.

(52) Haringey – with effect from 1st 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.

(53) Richmond – with effect from 1st 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 every day 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.

(54) Hertsmere – with effect from 1st 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.

(55) Surrey Heath with effect from 1st 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.

(56) Tandridge – with effect from 1st 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.

(57) Rhondda Cynon Taf – with effect from 31st 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.

(58) West Berkshire – with effect from 1st 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.

(59) Camden – with effect from 1st 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.

(60) Sandwell – with effect from 1st 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).

(61) Sedgemoor – with effect from 1st 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.

(62) Tower Hamlets – with effect from 1st 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.

(63) Eastbourne – with effect from 1st 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.

(64) Dacorum – with effect from 1st 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.

(65) Lewisham – with effect from 1st 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.

(66) Woking – with effect from 1st 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.

(67) Reading – with effect from 1st 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.

(68) Watford – with effect from 1st 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.

(69) Hackney – with effect from 1st 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.

(70) Spelthorne – with effect from 1st 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.

(71) Southwark – with effect from 1st 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.

(72) Three Rivers – with effect from 1st 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.

(73) Barking and Dagenham – with effect from 3rd 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.

(74) New Forest DC – with effect from 6th 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.

(75) Bracknell Forest – with effect from 6th 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 rate 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.

(76) Leeds – with effect from 6th 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.

(77) London Legacy Development Corporation – with effect from 6th 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.

(78) Wokingham – with effect from 6th 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.

(79) Kensington and Chelsea – with effect from 6th 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.

(80) Bath and North East Somerset – with effect from 6th 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.

(81) Swindon - with effect from 6th 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.

(82) Greenwich - with effect from 6th 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.

(83) 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.

(84) Peterborough –with effect from 24th 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.

(85) Bexley – with effect from 30th 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.

(86) Wiltshire – with effect from 18th 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)).

(87) South Lakeland – with effect from 1st 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 Housing 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.

(88) Cannock Chase – with effect from 1st June 2015. Developments providing specialist retirement housing are rated at £0. All other market housing developments are rated at £40. A rate of £60 applies to developments comprising foodstores with floorspace less than 280 sqm and to out of centre retail park developments. All other types of retail developments are rated at £0. All other uses are zero-rated.

(89) Suffolk Coastal – with effect from 13th 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 value 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.

(90) Sheffield – with effect from 15th July 2015. Residential developments (C3 and C4 except retirement, extra care, sheltered housing and assisted living) charged at £0 in zones 1 and 2; £30 in zone 3; £50 in zone 4; and £80 in zone 5. All Retail (A1) is rated at £30 in City Centre Prime Retail Area and £60 in Meadowhall Prime Retail Area. Outside the two Prime Retail Areas any Major Retail Schemes comprising retail outlets of 3,000 sqm of gross internal floor or more including 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 Warehouses (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 carborne customers) are rated at £60. There is excluded from any residential development car parking provided for the use of the development. Hotels (C1) are rated at 340 and Student Accommodation at £30.

(91) Hounslow – with effect from 24th July 2015. Residential development (which includes all forms of residential use with the exception of student housing) is rated at £200 in Zone 1; £110 in Zone 2; and £70 in Zone 3 (which zones are shown on the attached map). Car parking for

residential development will be charged at the same as residential development in the zone. Student housing is to be charged at the relevant rate for 'All other uses'. Retail where the additional gross retailing space is over 280 sqm (Gross retailing space is the gross internal floor area including all ancillary floorspace but excluding covered parking that is ancillary to retail development and which is to be charged at the relevant rate for 'All other uses') is charged at the rate of £155. Healthcare, education and emergency service facilities re zero-rated. All other uses are charged at a rate of £20.

(92) Southend-on-Sea – with effect from 27th July 2015. Residential developments (C3 and C4) area rated at £20 in Zone 1; at £30 in Zone 2; at £60 in Zone 3. These zones are shown on the map in Figure 1: Residential Charging Zones. Extra care and retirement housing developments is rated at £20. This is housing within Class C3 which is purpose built or converted for sale to elderly people with a 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. These properties would not provide the same level of care as residential care homes (Class C2) where residents do not live in self-contained accommodation. Supermarkets and superstores and retail warehousing developments with net retailing space of over 280 square metres are rated at £70. For these purposes (a) Supermarkets/superstores are 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 of the unit; and (b) 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. 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 rated at £0. A 'not for profit organisation' is an organisation that does not earn profits for its owners but conducts business for the benefit of the general public; all the money earned by or donated to the organisation is used in pursuing the organisation's objectives. All other uses not cited above are rated at £10.

(93) South Gloucester – with effect from 1st August 2015. Residential developments are rated at £55 in the Communities of North & East Fringe of Bristol, Yate/Sodbury and Severn Beach save the rate is £100 for small sites in those areas that fall below the affordable housing threshold; £80 in the rest of South Gloucestershire (excepted the two areas specified immediately after as CPNN and EoHSNN) save the rate is £130 for small sites in that area that fall below the affordable housing threshold); £0 in Cribbs Patchway New Neighbourhood1 (CPNN) & East of Harry Stoke New Neighbourhood (EoHSNN) which also applies to all other types of development within these areas. The 'Affordable housing threshold means 10 units or below in urban areas and 5 units or below in rural areas in accordance with Policy CS18 of the Core Strategy, applied taking account of the NPPG revision (ID: 236-012-20141128) dated 28/11/14'. The zones and areas are shown in the two Residential CIL Charging maps in the Schedule. Developments relating to Residential Care Homes (class C2) & Extra Care facilities (Class C2/C3) and sheltered retirement (class C3) are rated at £0. Developments relating to Agricultural Tied Houses are zero-rated. Office developments (class B1a) are rated at £30 in the Prime Locations area and £0 in the Non-Prime Locations area. Developments relating to R&D, Light Industrial, General Industrial, storage & distribution (classes B1b, B1c, B2 & B8) are zero-rated in both the Prime Locations area and the Non-Prime Locations area. Retail

developments (classes A1-A5) (including retail warehouse clubs) are rated at £160 in the Prime Locations area and £120 in the Non-Prime Locations area. Hotel developments (class C1) are rated at £90 in the Prime Locations area and £0 in the Non-Prime Locations area. Student Accommodation developments are rated at £60 in the Prime Locations area and £0 in the Non-Prime Locations area. Developments relating to the sale or display for sale of motor vehicles are rated at £90 in both the Prime Locations area and the Non-Prime Locations area. The prime Locations area is shown on the map in the Schedule headed CIL – Prime Locations non-residential uses. Developments relating to any of those uses in CPNN and EoHSNN are zero-rated. All other uses are rated at £10 save in CPNN and EoHSNN and 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.

(94) Hammersmith and Fulham – with effect from 1st 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.

(95) Daventry – with effect from 1st September 2015 residential developments are charged at the rate of £50 in the Urban Zone including sites of urban extension; £65 with sites above affordable housing threshold (currently five or more units) in Residential Rural Zone; and £200 with sites below affordable housing threshold (currently less than five units) in Residential Rural Zone. All retail developments save for those in central zone are charged at £100. All other uses are zero-rated. Two plans are included in the charging schedule – Residential charging zones and Central Zone.

(96) Dudley – with effect from 1st October 2015. All residential development is charged at the rate of £0 in Zone 1; £20 in Zone 2; £50 in Zone 3; £75 in Zone 4; and £100 in Zone 5. The Zones are not fixed but vary according to the type of development as shown on maps 1-4 attached to the Schedule. Map 1 relates to developments comprising C3 open market housing with less than 25% affordable housing. Map 2 to such developments but with 25% or more affordable housing. Map 3 relates developments comprising C3 retirement housing with less than 25% affordable housing and map 4 such developments but with 25% or more affordable housing. Comparison A1 retail over 100 sqm is rated at £0 in Merry Hill and Waterfront and £82 elsewhere. Convenience A1 retail over 100 sqm is rated at £82 all over the borough. A3-A5 retail (public house, restaurant and hot food) over 100 sqm is rated at £67.50 all over the borough. All other types of development are zero rated.

(97) Worthing – with effect from 1st October 2015. Residential developments (C3) are rated at £100 in Zone 1 and zero-rated in Zone 2 (which zones are shown on the map in Appendix 1). Retail development (A1-A5) excluding ancillary car parking is rated at £150 in both zones.

(98) Gedling – with effect from 16th October 2015. Residential development is rated at £70, in zone 3; £45 in zone 2; and £0 in zone 1. Retail (A1-A5) is rated at £60 borough wide. All other uses are rated at £0.

(99) Kingston upon Thames – with effect from 1st November 2015 residential developments are charged at £3210 in Zone 1; £130 in Zone 2; £85 in Zone 3; and £50 in Zone 4. Care Homes and Retirement housing developments are charged at £50 in Zones 1 and 2 and £20 in Zones 3 and 4. Extra care housing development is charged at £20. Student Housing development is charged at £220. Retail Convenience based supermarkets and superstores and retail warehousing (net retail space >280sqm) are charged at £200. 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. All other retail (A1-A5) developments are charged at £200 in Kingston Town Centre Primary Shopping Area, including Extension to Primary Shopping Area and £20 in the rest of the borough. Public Services and community facilities are zero-rated. Public Service and Community Facilities are defined as public service includes development by the emergency services for operational purposes; 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; and development used wholly or mainly for the provision of any medical or health services, community halls, community arts centres, theatres, museums and libraries where development is for the purposes of delivering a public service or community facility. All other uses are charged at £20. In Appendix A is a map of Kingston's Residential Charging Zones. Appendix B is a map of Kingston's Primary Shopping Area.

(100) Lewes – with effect from 1st December 2015. Residential development is rated at £90 in the Low Zone (south of South Downs National Park) and £150 in the High Zone (north of SDNP). Residential Institution is rated at £0. Retail is rated at £100. All other types of development (including industrial, office, hotel) are zero rated.

(101) Selby – with effect from 1st January 2016. Residential developments for private market houses excluding apartments are rated at £10 in Low value areas; at £35 in Moderate value areas; and at £50 in High value areas. These areas are shown on the annexed map for CIL Residential Charging Zones. Supermarket development is rated at £110. For these purposes supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) the area used for the sale of goods will generally be above 500 sq. m; (ii) the majority of customers will use a trolley to gather a large number of products; (iii) the majority of customers will access the store by car, using the large adjacent car parks provided; (iv) servicing is generally undertaken via a dedicated service area, rather than from the street. Retail warehouse developments are rated at £60. For these purposes 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. Public/Institutional Facilities as follows: education, health, community and emergency services are rated at £0. All other chargeable development (incl. apartments) are rated at £0.

(102) Birmingham – with effect from 4th January 2016. Retail convenience (which can also include non-food floorspace as part of the overall mix of the unit) greater than 2,700 sqm rated at £260 if area less than 2,700 sqm rated at £0. Residential (which will not include C2) in the three High

value zones is rated at £69 and elsewhere £0. Student accommodation in all areas except Green Belt Development are rated at £69 and if in Green Belt development is rated at £0. Hotel in the City centre is rated at £27 and elsewhere £0. All other types of development (including retail (including retail units selling goods not bought on a frequent basis), industrial/employment, offices, leisure, education, health and C2) is rated at £0.

(103) Gosport – with effect from 1st February 2016. In Gosport Waterfront site (shown on plan attached to schedule) all residential developments are rated at £40; retail warehouses and supermarkets are rated at £60; and other non-residential uses are nil rated. Outside the Gosport Waterfront site retail warehouses (defined as 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 (a simple definition of a Supermarket for this purpose is a food based, self-service, retail unit greater than 280 square metres and governed by the Sunday Trading Act 1994) are rated at £60. Residential developments (covering any development within C3 other than public sector Sheltered Housing, public sector Extra Care facilities or other public sector specialist housing providing care to meet the needs of older people or adults with disabilities) with less than 10 dwellings are charged at £60 in zone 1; £100 in zones 2 and 3. If such residential development has 10 or more dwellings then the rates are £0 zone 1; £80 zone 2; and £100 zone 3. All other non-residential development are nil rated.

(104) Chichester - with effect from 1st February 2016 residential developments are charged at the rate of £120 South of the National Park and £200 North of the National Park. Wholly or mainly convenience retail developments are charged at £125 and wholly or mainly comparison retail development is charged at £20. Purpose built student housing is charged at £30. All other developments are zero-rated.

(105) Bournemouth – with effect from 1st March 2016. Residential development outside the Town Centre Area Action Plan area charged at rate of £70 and nil in the Town Centre AAP area. Both include (i) retirement housing which are also known as sheltered housing and are 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; and (ii) extra care housing also known as assisted living. This 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. Student accommodation is rated at £40. Comparison Retail (a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods) outside the Town Centre AAP area is rated at £250 and £0 in the Town Centre APP area. Large Scale Convenience Retail/Supermarkets (usually over 280 sq m net retail floorspace, which exceeds the Sunday Trading Act threshold. Selling mainly everyday essential items including food, drinks, newspapers/magazines and confectionery. Provide for weekly food shopping) are rated at £250 inside and outside the Town Centre AAP area. Small scale Convenience Retail is rated at £134 both inside and outside the Town Centre APP area. Small scale Convenience Retail is defined as between 100 sq m and 280 sq m net retail floorspace, which is less than the Sunday Trading Act threshold. Selling mainly everyday essential items including food, drinks, newspapers / magazines and confectionery. Provide for “top-up” food shopping. 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. Where no particular form of retail use is conditioned, the Local Planning Authority will assume that the

‘intended use for the CIL charging purposes will be mainly convenience retail and thus the convenience retail rate will be applied, as an open ended permission would allow this. All other types of development (including offices, light industrial/warehousing, hotels, mixed leisure, public service and community facilities) are rated at £0.

(106) Rutland – with effect from 1st March 2016. Residential development (which means new dwellings/flats. It does not include any other developments within Class C1, C2 or C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) such as residential care homes, Extra Care housing and other residential institutions) is rated at £100. Developments involving Sheltered Housing and Extra Care Housing are rated at nil. Developments involving distribution (B8) are rated at £10. Developments of Food Retail Supermarkets are rated at £150. The Schedule defines Food Retail (Supermarkets) as “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. Details of this approach were set out by Geoff Salter in his report following his examination of the Wycombe DC CIL Charging Schedule (September 2012).” Developments of Retail Warehouses are rated at £75. Retail warehouses are 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”.

(107) Ryedale – with effect from 1st March 2016. Residential developments comprising Private market houses (excl. apartments) are rated at £45 in low value areas and £85 in all other areas. The areas are shown on the map in the Schedule. Supermarket developments are rated at £120 and Retail Warehouse developments at £60. For these purposes (a) Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) the area used for the sale of goods will generally be above 500 sq. m.; (ii) the majority of customers will use a trolley to gather a large number of products; (iii) the majority of customers will access the store by car, using the large adjacent car parks provided; and (iv) servicing is undertaken via a dedicated service area, rather than from the street; (b) 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. Public/Institutional facilities as follows: education, health, community and emergency services are rated at £0 as are all other chargeable development (incl. apartments).

(108) Reigate & Banstead – with effect from 1st April 2016. Residential development (C3) rated at nil in Charge Zone 1; at £140 in Charge Zone 2; at £80 in Charge Zone: at £180 in Charge Zone 4; and at £200 in Charge Zone 5 £200. These zones are shown on the Charging Zones for residential development: Overview map annexed to the Schedule. Retail development which is wholly or predominantly (a development is considered to be predominantly for the sale of convenience goods where more than 50% of the net sales area is given over to the sale of such goods) for the sale of convenience goods (defined as everyday essential items including but not limited to food, alcoholic and non-alcoholic beverages, confectionary, tobacco, newspapers and periodicals and non durable household goods) including superstores and supermarkets, throughout the borough are rated at £120. Superstores/supermarkets 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 non-food, comparison floorspace as part of the mix. All other development throughout the borough are rated at Nil.

(109) Enfield – with effect from 1st April 2016. Residential rates (including all C3 Residential Use Class) are charged at nil (Meridian Water Masterplan area); £40 (Eastern Corridor); £60 Enfield Town and south of A406 and A110); £120 (remainder). The areas are marked on an attached plan. Retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) are charged at £60. All other uses including offices, industrial, hotels, leisure facilities, community and other uses are charged at £0.

(110) Wealden – with effect from 1st April 2016 and excluding the area covered by the South Downs National Park Authority. Residential developments are charged at £200 in higher band and £150 in the lower band (which bands are shown on map attached to schedule). Retail which is wholly or mainly convenience retail is charged at £100 whilst wholly or mainly comparison retail is charged at £20. All other developments are nil rated.

(111) Wakefield – with effect from 1st April 2016. Residential (C3) developments are rated at £55 in High zone; £20 in Medium zone; and zero-rated in Low zone. Retail Warehouse (A1) (defined as 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), clothes, DIY items and other ranges of goods, catering mainly for car-borne customers) developments are rated at £89. Large supermarkets greater in area than or equal to 2,000 sqm are rated at £103. All other developments including light industrial (B1), office (B1), general industrial (B2), storage and distribution (B8), retail other than the two specifically rated retail including restaurants and bars (A3 and A4) and takeaways (A5), hotel (C1), care home (C2), cinema and commercial leisure (D2).

(112) Kings Lynn and West Norfolk – with effect from 1st April 2016. Residential developments are rated at £60 in North East and East areas of the Borough (East of the Great Ouse and north of A1122/A134); at £40 in South and West of the Borough (West of the Great Ouse and south of A1122/A134, including Downham Market); at £0 in King's Lynn unparished area. Sheltered / Retirement Housing (C3) is rated at £0 in all areas. Strategic sites which are 150 or more units at (i) Boal Quay, King's Lynn (ii) South of Parkway, King's Lynn (iii) Bankside – West Lynn (iv) West Winch, strategic growth area (v) East of Lynn Rd, Downham Market (vi) Wisbech Fringe, Walsoken (all others should have the rate that applies to the area in which they lie). Supermarket developments including discount supermarkets are rated at £100 borough wide. Retail warehouse developments are rated at £100 borough wide. For these purposes (a) 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; and (b) 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. All other retail developments and all other developments are zero-rated.

(113) South Northamptonshire – with effect from 1st April 2016. Residential developments are rated at £50 in Residential Urban Zone and SUEs; £100 in Residential Rural Zone (sites at or above affordable housing threshold); £200 in Residential Rural Zone (sites below affordable

housing threshold). These Zones are shown on the Residential Charging Zones map. Retail development is rated at £100. All other uses are rated at £0.

(114) Northampton – with effect from 1st April 2016. Residential developments are rated at £50 both in SUEs and the remainder of the Borough. These areas are shown in the Residential Charging map in the Schedule. Retail development is rated at £100 in the Borough excluding the Central Zone as shown on the Central Zone (nil retail charging) map in the Schedule. All other uses are zero-rated.

(115) Chesterfield – with effect from 1st April 2016. Retail development (A1-A5) borough wide save for the Staveley Corridor is rated at £80 and in the Staveley Corridor at £0. All other non-residential (residential being C3) are rated at £0 borough wide including the Staveley Corridor. Residential development (C3) is rated at £0 in the Staveley Corridor; £20 in the Low zone; £50 in the Medium zone; and £80 in the High zone. The charging zones are shown in the two annexed maps for Commercial Developments and Residential Developments.

(116) South Oxfordshire – with effect from 1st April 2016 residential developments are charged at £150 in Zone 1 District; £85 in Zone 2 Didcot and Berinsfield; £0 in the strategic sites Didcot North-East, Ladygrove East and Wallingford Site B; and £0 in rural exception sites. Retirement housing including extra care incorporating independent living (C3) (which includes 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 in independent living within a Care Village) and care home and residential institutions (C2) are zero-rated. As regards 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. Office development including research and development is charged at £0. Supermarkets, superstores and retail warehouse developments are charged at £70. 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. Other retail development, hotels and other uses are all charged at £0. The Charging Zones are shown on an attached map and on a separate map the three strategic sites.

(117) Rother – with effect from 4th April 2016. Residential developments are rated at £200 in Zone 1 (Battle, Rural North and West); £135 in Zone 2 (Rye, Hastings Fringes and Rural East); £50 in Zone 3(a) (Bexhill – Urban); £170 in Zone 3(b) (Bexhill – Rural); £75 in Zone3(c) (Bexhill–Strategic urban extensions). Sheltered/Retirement Homes developments (C3) in Zone 1 rated at £140 and in Zones 2 and 3 are treated as dwellings. Extra Care Housing developments rated throughout District at £25. The three Zones are shown on the Residential CIL Charging Zones Map and the subdivision of Zone 3 is shown on the Bexhill Inset Zones 3a, 3b and 3c. Convenience retail development which is in centre is rated at £100. Convenience retail

development which is out of centre is rated at £120. Comparison retail development which is out of centre is rated at £250. The in centre and out of centre areas are shown on the Retail CIL Charging Zones maps. All other forms of development are rated at £0.

(118) East Hampshire – with effect from 8th April 2016. Residential developments other than class C2, C2A uses, Extra Care Housing and C3A sheltered housing (housing in self-contained houses and flats with communal facilities and an age restriction) are rated at £65 in 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). The charging areas are shown on the maps in the Schedule. Developments for Residential C3A sheltered housing in self-contained houses and flats with communal facilities and an age restriction are rated at £0 in the Whitehill and Bordon Regeneration Project CIL Zone and £40 in rest of the Charging Area. Hotel developments are rated in all areas (excluding the Whitehill & Bordon Regeneration Project Zone) at £70 and in the Whitehill & Bordon Regeneration Project Zone at £0. Retail developments (A1-A5) in all areas (excluding the Whitehill and Bordon Regeneration Project CIL Zone) are rated at £100 and in the Whitehill and Bordon Regeneration Project CIL Zone are rated at £0. Developments concerning Offices, Industrial and warehousing, Student accommodation, all class C2, C2A, C3B, C3C and extra care housing use, and any other development are zero-rated. () Babergh – with effect from 11th April 2016. Residential developments (C3) excluding specialist older persons housing are rated at £90 in the Low Zone if the development comprises one or two dwellings; £50 in the Low Zone if the development comprises three or more dwellings; £115 in the High Zone; and £0 in the Strategic Sites (which Zones and Strategic Sites are set out in the maps in paragraph 6 of the Schedule). Specialist older persons housing describes 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. These are zero-rated. Wholly or mainly Convenience retail developments are rated at £100 in all areas. Where no particular form of retail use is conditioned, the LPA will assume that the ‘intended use’ for the CIL charging purposes may encompass “wholly or mainly” convenience retail as an open ended permission would allow this. All other uses are zero-rated.

(119) Mid Suffolk - with effect from 11th April 2016. Residential developments (C3) excluding specialist older persons housing are rated at £75 in the Low Zone if the development comprises between one to fourteen dwellings; £50 in the Low Zone if the development comprises fifteen or more dwellings; £115 in the High Zone; and £0 in the Strategic Sites (which Zones and Strategic Sites are set out in the maps in paragraph 6 of the Schedule). Specialist older persons housing describes 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. These are zero-rated. Wholly or mainly Convenience retail developments are rated at £100 in all areas. Where no particular form of retail use is conditioned, the LPA will assume that the ‘intended use’ for the CIL charging purposes may encompass “wholly or mainly” convenience retail as an open ended permission would allow this. All other uses are zero-rated.

(120) Solihull - with effect from 12th April 2016. Residential (C3) development is rated at £75 in the mature suburbs; £150 in the rural area; and zero-rated in Blythe Valley Park (these are shown by the maps in the Schedule). Residential institutions (C3) (excluding hospitals and training centres) are zero-rated in the Blythe Valley Park and elsewhere at £25.

Supermarkets/convenience stores of greater than 550 sqm are rated £300 in the rural areas, mature suburbs including Solihull and Shirley Town Centres whilst zero-rated in North Solihull. Convenience stores with less than 550 sqm are rated at £150 in the rural areas, mature suburbs including Solihull and Shirley Town Centres whilst zero-rated in North Solihull. Other retail formats are rated £50 in the mature suburbs and rural areas; £25 in Solihull and Shirley Town Centres; and zero-rated in North Solihull. Car dealerships (sui generis) are rated £75 save for zero-rating in North Solihull. In all areas financial and professional services (A2) are rated £25; restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) are rated £100; hotels are rated £25; and all other uses are zero-rated. In the event of a mix use development then unless otherwise specified (e.g. by condition which sets out the floorspace in each category) the higher CIL will be charged.

(121) Westminster – with effect from 1st May 2016. Residential developments (including all residential C use classes) are rated at £550 in the Prime Residential Area; £400 in the Residential Core Area; and £200 in the Fringe Residential Area (which areas are shown on the Residential Zones charging map in Appendix A to the Schedule). All commercial developments (including offices, hotels, nightclubs and casinos, and retail (all ‘A’ use classes and sui generis retail)) are rated at £200 in the Commercial Prime Area; £150 in the Commercial Core Area; and £50 in the Fringe Commercial Area (which areas are shown on the Commercial Zones Charging map in Appendix A). All other uses are zero-rated.

(122) Lichfield – with effect from 13th June 2016. Market houses within Strategic Development Allocations (SDAs) and the Broad Development Location (BDL) defined in the Local Plan Strategy 2008-2029 adopted 17 February 2015 (refer to Figure 1 and inset maps Figures 2 - 9) charged at £14. For the purposes of this schedule “Private Market Housing” is defined as Houses that are developed for sale or for private rent on the open market at full value. As such ‘affordable housing’ of any type is excluded from this definition but residential apartments are charged at £0. Apartments are defined as separate and self-contained dwellings within the same building. They generally have shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor. Market Houses in the lower value zone (see figure 1) are charged at 325 and in the higher value zone are charged at £55. A Supermarket is charged at £160 and defined as Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) The area used for the sale of goods will generally be above 500 sq. m; (ii) The majority of customers will use a trolley to gather a large number of products (iii) The majority of customers will access the store by car, using the large adjacent car parks provided; and (iv) Servicing is generally undertaken via a dedicated service area, rather than from the street. Retail Warehouses are charged at £70 and defined as 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. Neighbourhood Convenience Retail is charged at £20 and is defined as neighbourhood convenience stores are used primarily by customers undertaking ‘top-up’ shopping. They sell a limited range of convenience goods and usually do not sell comparison goods. The key characteristics of their use include: (i) Trading areas of less than 500 sq. m; (ii) The majority of customers will buy only as small number of items that can be carried around the store by

hand or in a small basket; (iii) The majority of customers will access the store on foot and as such there is usually little or no dedicated parking; and (iv) Servicing is often undertaken from the street, rather than dedicated service areas. All other developments including residential apartments are charged at £0.

(123) Test Valley – with effect from 1st July 2016. Residential developments are rated at £175 in zone 1; at £140 in zone 2; at £105 in zone 3; at £70 in zone 4; and at £0 in the Strategic sites. The zones are described in table 1 in the Schedule and on the maps in Appendix 1 showing the residential charging zones and the maps in Appendix 2 showing the six strategic sites. Extra care accommodation is rated at £0 in all zones and strategic sites. For these purposes a development of one and two bed apartments, for rent and/or for sale, grouped together with communal facilities, that through the provision of on site 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. Developments concerning retail supermarkets and superstores and retail warehouses are rated at £180 in all zones and £0 in the strategic sites. For these purposes (a) retail superstores/supermarkets over 280 square metres are shopping destinations in their own right meeting weekly food shopping needs and often includes non-food floor space as part of the overall mix of the unit; and (b) retail warehouses are large stores over 280 square metres 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. All other retail developments are rated at £0 in all zones and strategic sites. All developments concerning Industrial, Office, Distribution, Hotel, Community use including non-residential institution, Retirement living housing and all other uses are zero-rated.

(124) West Dorset (part of Dorset Council) – with effect from 18th July 2016. Residential developments (C3) are rated at £100. For these purposes “dwellings” include houses and flats and dwellings used as second homes, but exclude affordable housing. Dwellings with restricted holiday use are also rated at £100. These include holiday lets i.e. residential houses which are restricted to holiday use. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents. Essential rural workers’ dwellings are rated at £0. This is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision. All other developments are zero-rated. All developments on the following Strategic Site Allocations are zero-rated namely: Littlemoor Urban Extension – LITT1 Chickerell Urban Extension – CHIC2 Land at Crossways – CRS1 Land at Vearse Farm – BRID 1. There is a map on the Dorset council website showing the areas.

(125) Weymouth Portland (part of Dorset Council) - with effect from 18th July 2016. Residential developments (C3) are rated at £80 in Portland and £93 in all other areas. For these purposes “dwellings” include houses and flats and dwellings used as second homes, but exclude affordable housing. Dwellings with restricted holiday use are rated at £80 in Portland and £93 in all other areas. These include holiday lets i.e. residential houses which are restricted to holiday use. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents. Essential rural workers’ dwellings are rated at £0. This is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision. All other developments are zero-rated. All developments on the following Strategic Site Allocations are zero-rated namely: Littlemoor Urban Extension – LITT1 Chickerell Urban Extension – CHIC2

Land at Crossways – CRS1 Land at Vearse Farm – BRID 1. There is a map on the Dorset council website showing the areas.

(126) Shepway – with effect from 1st August 2016. Residential developments (C3 and C4 including sheltered accommodation) are rated at £0 in Zone A; £50 in Zone B; £100 in Zone C; £125 in Zone D (zones A, B, C, and D on maps in Appendices 1 and 2); £0 in four Strategic and Key Development Sites (see appendix 4). All comparison and convenience retail developments and other development akin to retail rated at £0 in Folkestone Town Centre Area (shown in Appendix 3). All developments (A, B, C and D uses) rated at £0 in four Strategic & Key Development Sites In remainder of the district supermarkets, superstores and retail warehousing with net retail selling space over 280 sqm rated at £100. For these purposes (a) 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 and (b) 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. Also in the remainder of the district other large scale development akin to retail (including sui generis uses akin to retail including petrol filling stations; selling and/or displaying motor vehicles; and retail warehouse clubs) which has net retail selling space of over 280 sqm is rated at £100. In the remainder of the district other retail development and developments akin to retail with net selling space up to 280 sqm are rated at £0. All other developments not addressed by these tables (B, C1, C2 and D uses) are zero-rated district wide.

(127) Crawley – with effect from 17th August 2016. The Airport Zone is exempt from CIL (as shown on map in Appendix A). Residential developments are rated at £100. General retail developments (A1-A5) other than Food Supermarkets are rated at £50 save that ancillary commercial car parking structures are not subject to a CIL charge. Developments involving Food Supermarkets are rated at £100 if less than 3000 sqm and £150 if 3000 sqm plus. All other uses are zero-rated.

(128) East Devon – with effect from 1st September 2016. Residential developments are rated at £80 in Axminster, Cranbrook (“existing” town), Exmouth, Honiton, Ottery St Mary, Seaton and edge of Exeter allocation sites (defined by new Builtup Area Boundaries and proposed Strategic Allocations); at £68 in Cranbrook expansion areas; and at £125 in Sidmouth, Coast, and Rural (the rest of East Devon). Retail development is rated at £0 for Inside Town Centre Shopping Areas (as defined in the New Local Plan); at £0 for Cranbrook (as defined by the “existing town” plus expansion areas); and £150 for rest of East Devon. The areas are shown in Part B1 of the Schedule and the interactive map on the authority’s website. All other non-residential uses are rated at £0.

(129) Windsor & Maidenhead – with effect from 1st September 2016. Residential developments (including retirement (C3) and extra care homes (including C2, sheltered housing, retirement housing, extra care homes and residential care accommodation) are rated at £0 in Maidenhead town centre (AAP area); at £100 in Maidenhead urban area; and at £240 in the rest of the borough. Retail warehouse developments are rated at £100 across the borough. For these purposes retail warehouses are large stores specialising in the sale of comparison goods, DIY items and other ranges of goods catering mainly for car borne customers. Developments comprising all other retail uses, office use and all other uses are rated at £0 across the borough.

(130) Gateshead – with effect from 1st January 2017. Dwellings (whether houses or flats) including sheltered housing (Use class C3) charged at £60 in Residential Zone A; £30 in Residential Zone B; £0 in Residential Zone C. The three Commercial Zones do not have a CIL

rate for Dwellings. The Zones are marked on attached plans. Hotels (C1) are £0 in Commercial Zones 1 and 3 and £40 in Commercial Zone 2. In the Residential Zones hotels are not CIL rated. Small retail (A1) units equal to or less than 280 sqm net floorspace are charged at £0 in Commercial Zones 1 and 3 and £30 in Commercial Zone 2 but not CIL rated in the Residential Zones. Supermarkets (A1) with greater than 280 sqm net floorspace are charged at £10 in the Commercial Zones and not CIL rated in the Residential Zones. A supermarket is defined as “convenience-led stores selling mainly everyday essential items, including food, drinks, newspapers/ magazines and confectionary, and where it is intended to utilise less than 50% of the gross retail floor area for the sale of comparison goods and where, depending on scale, weekly food shopping needs are met. In addition, the area used for the sale of goods will generally be above that applied for the purposes of the Sunday Trading Act of 280sq. m.” Retail warehousing (A1) with greater than 280 sqm net floorspace is charged at £50 in Commercial Zones 2 and 3 and £0 in Commercial Zone 1 and all Residential Zones. All other developments which includes Offices, Use Class B (business, industry, storage and distribution); Shared/ Student Accommodation (C3, C4, Sui Generis) and Extra Care accommodation (Use Class C2 are charged at £0.

(131) Christchurch – with effect from 3rd January 2017. Residential developments are rated at £70 if comprising more than ten units; £0 if comprise 40 or more dwellings where on-site SANG is required by the Local Planning Authority; £150 if comprises 10 units or less or less than 1000 sqm floorspace; £0 if on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Natural Alternative Green Space (SANG) as mitigation for European sites: Roeshot Hill/Christchurch Urban Extension (CN1)-950 dwellings Land South of Burton Village (CN2) - 45 Dwellings. Developments for Extra Care Housing and housing for Vulnerable People (developments that comprise self-contained homes with design features and support services available to enable self-care and independent living) are rated at £0. The areas are shown on the maps at the end of para. 5 of the Schedule. Care home developments are rated at £40. Convenience retail development is rated at £100. For these purposes a convenience unit is a shop or store where the planning permission allows selling 'wholly or mainly' everyday essential items, including food, drinks, newspapers/magazines and confectionery. The term 'wholly or mainly' has a widely understood legal meaning (effectively more than 50%). Where no particular form of retail use is conditioned, the council will assume that the 'intended use' for CIL charging purposes may encompass “wholly or mainly” convenience retail, since this is what the permission would allow, and that CIL will be charged accordingly. Developments concerning Hotels, Offices, Light Industrial/Warehousing, Comparison Retail (a shop or store selling 'wholly or mainly' (see above) goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods), Public service and Community Facilities and all other uses not covered are zero-rated.

(132) East Dorset – with effect from 3rd January 2017. Residential developments are rated at £70 if comprising more than ten units; £0 if comprise 40 or more dwellings where on-site SANG is required by the Local Planning Authority; £150 if comprises 10 units or less or less than 1000 sqm floorspace; £0 if on the Residential on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Alternative Natural Green Space (SANG) as mitigation for European sites Cuthbury Allotments and St. Margaret's Hill (WMC5)-220dwellings Cranborne Road, North Wimborne (WMC7) - 600 dwellings South of Leigh Road (WMC8) - 350 dwellings Lockyers School and land North of Corfe Mullen (CM1) - 250 dwellings Holmwood House New Neighbourhood (FWP3) - 150 dwellings (resolution to grant planning permission) East of New Road, West Parley (FWP6) - 320 dwellings West

of New Road, West Parley (FWP7) - 150 dwellings North Western Verwood New Neighbourhood (VTSW4) - 230 dwellings North Eastern Verwood New Neighbourhood (VTSW5) - 65 (resolution to grant planning permission) Stone Lane, Wimborne (WMC6) - 90 dwellings. Developments for Extra Care Housing and housing for Vulnerable People (developments that comprise self-contained homes with design features and support services available to enable self-care and independent living) are rated at £0. The areas are shown on the maps at the end of para. 5 of the Schedule. Care home developments are rated at £40. Convenience retail development is rated at £100. For these purposes a convenience unit is a shop or store where the planning permission allows selling 'wholly or mainly' everyday essential items, including food, drinks, newspapers/magazines and confectionery. The term 'wholly or mainly' has a widely understood legal meaning (effectively more than 50%). Where no particular form of retail use is conditioned, the council will assume that the 'intended use' for CIL charging purposes may encompass "wholly or mainly" convenience retail, since this is what the permission would allow, and that CIL will be charged accordingly. Developments concerning Hotels, Offices, Light Industrial/Warehousing, Comparison Retail (a shop or store selling 'wholly or mainly' (see above) goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods), Public service and Community Facilities and all other uses not covered are zero-rated.

(133) Stroud – with effect from 1st April 2017. Residential developments (excluding older persons homes) are rated at £80 save in Strategic Sites identified in the Local Plan within the Stroud Valleys area which are rated at £0. The areas are shown by an interactive map on the authority's website and Annex 2 to the Schedule. Supermarkets and Retail warehouses are rated at £75. For these purposes (a) supermarkets are shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix of the unit; and (b) 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.

(134) South Downs National Park – with effect from 1st April 2017. Residential developments are rated at £100 in Zone 1 (Petersfield, Lewes, Petworth, Midhurst) and £200 in Zone 2 (the remainder of the area). 'Residential' includes all development within Use Class C3 of the relevant Order. For these purposes 'Residential' also includes agricultural workers dwellings and holiday lets as these uses are considered to be normal homes for the purposes of calculating CIL and any restrictive occupancy conditions do not provide exemption from CIL liability. However, they may be exempt from CIL liability if they are self-built or converted from an existing building. The Zones are shown on a map at the end of the Schedule. Large format retail developments are rated at £120. For these purposes 'Large format retail' means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers. All other developments are zero-rated.

(135) South Somerset – with effect from 3rd April 2017. Residential developments in the Yeovil Sustainable Urban Extensions (as shown in Appendix 1 to the Schedule) and the Chard Eastern Development Area (as shown in Appendix 2 to the Schedule) are rated at £0. All other residential developments district wide (as shown in Appendix 3) except those in the specified areas are rated at £40. Developments involving convenience-based Supermarkets and

Superstores, and Retail Warehouse Parks (outside of defined Town Centres and Primary Shopping Areas and excluding the specified areas in Appendices 1 and 2 and those included in Appendices 4-15) are rated at £100. For these purposes (a) 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. The majority of custom at supermarkets arrives by car, using the large adjacent car parks provided; (b) superstores are self-service stores selling mainly food, or food and non-food goods, with supporting car parking; (c) retail warehouses are large stores specialising in the sale of comparison and household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers; (d) Town Centres are as defined through Policy EP11 of the South Somerset Local Plan (2006 – 2028); and (e) Primary Shopping Areas in Yeovil and Chard as defined through Policy EP11 in the South Somerset Local Plan (2006 – 2028). All other uses are zero-rated.

(136) Torbay – with effect from 1st June 2017. Residential developments with residential charging zones in maps 1-39 in para. 2.3 of the Schedule:

Zone	Number of dwellings and charge (£ per sq m)		
	1-3 dwellings	4-14 dwellings	15+ dwellings
1. Built up areas with lower development viability	Zero	£30	£30
2. Elsewhere in the built up area	Zero	£70	£70
3. Future Growth Areas, plus outside the built up area, plus Watcombe Heights, Ilsham Valley, Torquay, and Bascombe Road, Churston.	£70	£70	Zero - s106 Obligations will be used to secure infrastructure funding.

Residential includes dwellings within Use Classes C3 and C4 and sui generis Houses in Multiple Occupation (HMOs). It includes sheltered housing, where extra care is **not** provided. Extra care housing and student halls of residence will be zero rated for CIL, so long as secured for such use through condition or legal agreement. For these purposes extra care housing will be taken to mean: Housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in extra care housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra care housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It can provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care includes additional flexible care packages that must be purchased as a condition of occupancy, and additional facilities such as restaurant or dining room, health & fitness Sheltered or retirement dwellings which are not extra care units as per the above definition, will be considered to be residential units that are liable to CIL.

Commercial development and non-residential development with zones shown on Commercial Charging Zones map:

Figure 4: CIL Charging Schedule: Commercial and Non-Residential Development

Type of Development	Development Charging Zone	
	1) Town Centres, St. Marychurch and Preston District Centres	2) Everywhere else (including The Willows District Centre).
Class A1 retail less than 300 sq m.	Zero	Zero
Class A1 retail over 300 sq m. Applies to all A1 retail uses including bulky retail and sui generis retail uses	Zero	£120 per sq m
Food and drink (Class A3, A4, A5)	Zero	£120 per sq m
Class A2 Financial and Professional services.	Zero	Zero
Class B employment uses.	Zero	Zero
Class D1 Non-residential institutions (see Note 3).	Zero	Zero
Class D2 Assembly and leisure/non residential institutions	Zero	Zero

Class C1 Hotels and commercially rated holiday accommodation. (See (a) below).	Zero	Zero
Class C2 and C2A Residential Institutions (see (b) below).	Zero	Zero

(a) Holiday accommodation (chalets, apartments etc) will be zero rated for CIL so long as they are subject to a condition and planning obligation restricting their occupation for tourism purposes, and are rated for business rates. If permission is subsequently sought for either a change of use or release of condition in order to permit permanent residential accommodation, the Council will seek contributions towards the additional infrastructure impact of permanent residential use.

(b) Care Homes are taken to be non-self contained accommodation for persons who, by reason or age or infirmity, are in need of care. Sheltered or retirement dwellings which are not extra care units as per the above definition, will be considered to be residential units that are liable to CIL.

(137) Wychavon – with effect from 5th June 2017. Residential development (includes buildings classed as 'dwellinghouses' within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) but excludes Extra Care / Sheltered Accommodation (which consists of self-contained homes for older people, with access to on-site care and/or other on-site facilities)) is rated at £0 for main urban areas (Droitwich, Evesham and Pershore) and Strategic Sites listed in table 2 and otherwise is rated at £40. Student accommodation developments are rated at £100. Food retail supermarkets (which is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for their main weekly shop.) is rated at £60. Retail warehousing (which includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car borne customers) are rated at £60. All other uses including shops, hotels, industrial, office, education, health and community uses (which includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2)) are zero-rated.

(138) Bradford – with effect from 1st July 2017. Residential- developments (C3) are rated at £100 in Zone 1; £50 in Zone 2; £20 in Zone 3; £0 in Zone 4. This excludes specialist older persons' housing (also known as Sheltered/Retirement/Extra Care) defined as residential units

which are sold with an age restriction typically to the over 50s/55s with design features, communal facilities and support available to enable self-care and independent living. Retail warehousing developments in Central Bradford are rated at £85. For these purposes these 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. Large Supermarket developments which comprise more than 2000 sqm are rated at £50. All other uses not cited above are rated at £0. The residential and retail warehousing charging zones are shown on the CIL charging zone map. An interactive version of the map is also available on the Council's website at: www.bradford.gov.uk/planningpolicy

(139) Rotherham – with effect from 3rd July 2017. Residential development is rated at £55 in Residential Zone 1; at £30 in Residential Zone 2; at £15 in Residential Zone 3 and Residential Zone 4 (which zones are shown on the maps attached to the Schedule). Retirement living is rated at £20 across the borough. It is defined as residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category. Supermarket developments are rated at £60. Supermarkets are shops above 370 square metres gross internal floorspace where weekly and daily food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. A development involving Retail Warehouses/Retail Parks are rated at £30. These are defined as “stores above 1,100 square metres gross internal floorspace (this includes any mezzanine floorspace) selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods”. All other uses are zero-rated across the borough.

(140) Vale of White Horse – with effect from 1st September 2017. Residential development (including student accommodation and sheltered housing) is rated at £120 in Zone 1; £85 in Zone 2; and £0 in Zone 3 (which zones are shown in map I of para. 1.3). Residential development which is required to enable a rural exception site under Core Policy 25 is rated at £0. District wide extracare, nursing and care homes are rated at £0. These are defined as homes that provide accommodation and ongoing nursing and/or personal care. Personal care includes: assistance with dressing, feeding, washing and toileting, as well as advice, encouragement and emotional and psychological support. Supermarkets and retail warehousing are rated at £100. All other developments are rated at £0.

(141) Worcester – with effect from 4th September 2017. Student accommodation is charged at £100; Food Retail (Supermarkets) at £60; Retail warehouses at £60 and Residential, Shops, Hotels, Industrial and Office and all other uses (including education, health and community uses) at £0. Residential Includes buildings classed as 'dwellinghouses' within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) but excludes Extra Care / Sheltered Accommodation which consists of self-contained homes for older people, with access to on-site care and/or other on-site facilities. Food Retail (Supermarkets) is defined as a supermarket is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for their main weekly shop. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car

borne customers Retail warehousing includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Education, health, community and other uses includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2). Industrial Development is defined as B1, B2 and B8 uses as per the Town and Country Planning (Use Classes) Order 1987 (as amended).

(142) Malvern Hills - with effect from 4th September 2017. Residential other than in the Main Urban area and the strategic sites is charged at £40; Student accommodation is charged at £100; Food Retail (Supermarkets) at £60; Retail warehouses at £60 and Residential in other areas, Shops, Hotels, Industrial and Office and all other uses (including education, health and community uses) at £0. Residential Includes buildings classed as 'dwellinghouses' within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) but excludes Extra Care / Sheltered Accommodation which consists of self-contained homes for older people, with access to on-site care and/or other on-site facilities. Food Retail (Supermarkets) is defined as a supermarket is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for their main weekly shop. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car borne customers. Retail warehousing includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Education, health, community and other uses includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2). Industrial Development is defined as B1, B2 and B8 uses as per the Town and Country Planning (Use Classes) Order 1987 (as amended).

(143) Horsham – with effect from 1st October 2017. Residential developments (includes dwelling houses (C3), retirement homes falling within C3, houses in multiple occupation (C4), and purpose-built student accommodation (C2), but excludes all other forms of 'residential institution' in C2 are rated at 135 save in the Strategic Sites (Zone 2 on the map attached) which is rated at £0. Large format' Retail Development (A1 to A5) including supermarkets (are shopping destinations in their own right where weekly convenience 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 £100 save for the Strategic Sites in Zone 2 which are zero-rated for all A, B, C, and D uses. All development not separately defined above, including, smaller retail development (A1 to A5) (which will have a floor area for serving customers measuring up to and including 280 sqm. (Sunday Trading Act 1994).), offices, warehouses, leisure, education and health facilities (including B, C1, C2 excluding purpose built student accommodation is zero-rated.

(144) Mole Valley – with effect from 1st October 2017. Residential developments (C3) are charged at the rate of £175 in built up areas and £250 in rural areas and both areas are shown on Map A. 'Retail - convenience' is defined as a shop or store where the principal use is selling wholly or mainly everyday items including food, drink and non-durable household goods and which can also include non-food, comparison goods as a minority part of the sales mix. It is rated at £140. 'Retail-comparison outside town centres' is defined as a shop or store outside the town centres defined on Map B where the principal use is for retail purposes that does not fall within the definition of retail convenience given above. It is rated at £140. All other development is zero-rated.

(145) Newcastle upon Tyne – with effect from 14th November 2017. Residential developments (C3) (including dwellings and flats and sheltered housing) are rated at £60 in Residential Zone A; £30 in Residential Zone B; £0 in Residential Zone C and Newcastle Central Area Zone 1. These residential zones are shown on a map linked on the Authority's website. Student Accommodation development (purpose built student accommodation which usually has an element of communal facilities) (C3, C4, Sui Generis) is rated at £50 in Newcastle Central Area Zone 1 and Commercial Zone 2 and at £0 in Commercial Zone 3. The Commercial zones are shown on a map linked from the Authority's website. Hotel developments (C1) are rated at £0 in Newcastle Central Area Zone 1 and Commercial Zone 3 and £40 in Commercial Zone 2. Small retail development (A1) comprising units equal to or less than 280 sqm net floorspace are rated at £0 in Newcastle Central Area Zone 1 and Commercial Zone 3 and £30 in Commercial Zone 2. Supermarket developments (A1) comprising more than 280 sqm net floorspace are rated at £10 in Newcastle Central Area Zone 1, Commercial Zone 2 and Commercial Zone 3. For these purposes supermarkets are convenience-led stores selling mainly everyday essential items, including food, drinks, newspapers/ magazines and confectionery, where it is intended to utilise less than 50% of the gross retail floor area for the sale of comparison goods and where, depending on scale, weekly food shopping needs are met. In addition, the area used for the sale of goods will generally be above that applied for the purposes of the Sunday Trading Act of 280sq. m. Retail Warehousing developments (A1) comprising more than 280 sqm net floorspace are rated at £50 in Commercial Zone 2 and Commercial Zone 3 and at £0 in Newcastle Central area Zone 1. For these purposes 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. All other development (including Office, Use Class B business, industry, storage and distribution, Extra Care (C2)) are rated at £0

(146) Warwick – with effect from 18th December 2017. General residential developments are rated at £195 in Zones B and D (much of Leamington, Whitnash and high value rural); £140 in Zone C (Kenilworth); and £70 in Zone A (Warwick, East of Leamington and lower value rural). These Zones are shown on a Residential CIL Charging map linked to from the Authority's website. Residential developments on identified Strategic Local Plan housing sites with over 300 dwellings - H03 East of Whitnash (500 dwellings) at £0 (Nil); H06 East of Kenilworth (Thickthorn) (760 dwellings) at £25; H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (640 dwellings) at £25; H42 Westwood Heath (425 dwellings) at £55; H43 Kings Hill (up to 4000 dwellings) at £55. Student housing development in the District is rated at £100. Retail development up to 2500 square metres

floorspace is rated within Leamington Prime Retail Zone at £65 and outside at £0 (Nil). Retail Development comprising 2500 square metres floorspace or over in the District is rated at £105. All other developments including Hotels, Offices, Industrial and warehousing, and all other uses is rated at £0 (Nil).

(147) North Somerset – with effect from 18th January 2018. Residential development (C3/C4) are rated at zero in Zone A (Weston Town Centre); £20 Strategic Development Areas in Zone B (Outer Weston); £40 in Zone B which not Strategic Development Areas; £40 Strategic Development Areas in Zone C (rest of district); £80 in Zone C which not Strategic Development Areas. Purpose-built student accommodation/halls of residence are rated at £40. Large-scale retail (A1/A2/A3/A4/A5) which is more than 280 sqm net sales area is rated at £120 and if less than 280 sqm at £60. Zero-rating applies to extra care housing which is accommodation available to rent or buy for older people or others in need of care and which meets the following criteria: (i) residents are subject to an assessment of minimum care needs to establish eligibility to buy or lease a property; (ii) residents are required to purchase a ‘minimum care package’ as a condition of occupation, to include at least 2 hours of domiciliary care per week focused on the health and social care needs of those residents; and (iii) the development has a minimum non-saleable floorspace in excess of 30% of GIA. If the criteria are not met then the housing is charged as residential under C3. Commercial developments (B1, B2 and B8) and all other qualifying developments are zero-rated.

(148) North Kesteven – with effect from 22nd January 2018. Residential developments excluding apartments are rated at £25 in Zone 1 (the Lincoln Strategy Area); £15 in Zone 2 (the non-Lincoln Strategy Area); and £20 in Zone 3 (certain specified areas). Apartments are zero-rated in all zones. Developments involving convenience retail are rated at £40. All other uses (including comparison retail and retail warehousing) are zero-rated.

(149) West Lindsey – with effect from 22nd January 2018. Residential developments comprising houses are rated £25 in Zone 1; £15 in Zone 2; £20 in Zone 3; and £0 in Zone 4 (which zones are shown in the attached maps to the Schedule). Apartments are rated at £0 in all zones. Developments involving Convenience Retail (everyday items including food, drink and non-durable household goods) are rated at £40 across the district. All other uses (including comparison retail and retail warehousing) are zero-rated.

(150) Stratford – with effect from 1st February 2018. Residential Developments in Gaydon/Lighthorne Heath new settlement (GLH) and Long Marston Airfield (LMA) are rated at £0; in the Canal Quarter Regeneration Zone (11 units or more) at £85; Small Sites (up to and including 10 units) at £75; and the Rest of District (11 units or more) at £150. Extra Care is charged at the prevailing rates as set out. Retirement Dwellings are rated at £0. Retail developments (A1-A5) are rated at £0 within all Identified Centres; at £10 within Gaydon/Lighthorne Heath and Long Marston Airfield; and at £120 out of Centre Retail. All other forms of non-residential liable floor space are rated at £0.

(151) Hull - with effect from 1st February 2018. Residential developments are rated at £0 in Zones 1 and 2 (low value) and Zone 3 (medium value) and at £60 in Zones 4 and 5 (higher value). The zones are shown on the Map in the Schedule headed CIL Residential charging zones. All flats and apartments are rated at £0 city wide. Student accommodation is not charged. Retail warehouse developments are rated at £25 city wide. Large supermarket developments

comprising over 500 sqm are rated at £50 whilst small supermarkets of less than 500 sqm are rated at £5.

(152) Lincoln – with effect from 5th February 2018 residential developments in the Lincoln Strategy Area are charged at £25 in relation to dwellings other than apartments and £0 in relation to apartments. Residential development sites at Western Growth Corridor and North East Quadrant sustainable urban extension are charged at £20 in relation to dwellings other than apartments and £0 in relation to apartments. Convenience retail developments are charged at £40 whilst all other uses including comparison retail and retail warehousing are zero-rated. The charging zones are shown on the attached map together with separate inset maps for the Western Growth corridor and the North East Quadrant.

(153) Basingstoke & Deane – with effect from 25th June 2018. Residential developments are rated at £0 in Zone 1 (Hounsme Fields (Policy SS3.12) and Manydown (Policy SS3.10)) (shown on plan B in Appendix 1); at £80 in Zone 2 (Basingstoke Golf Course, East of Basingstoke, and Upper Cufaude Farm) (shown on map B in Appendix A); at £140 in Zone 3 (Basingstoke and Tadley) (shown on maps B and C in Appendix A); and £200 in Zone 4 (rest of the borough) (shown by maps A and B in Appendix A). Developments of care homes/extra care/sheltered housing are rated at £0. Developments of single dwellings are rated at £0 as are wholly flatted schemes which are developments with only flats. Flats are also excluded from mixed use development. All other forms of development (residential and non-residential) are rated at £0.

(154) Tamworth – with effect from 1st August 2018. Residential developments comprising one or two unit residential schemes are rated at £0; between 3 and 10 units are rated at £68; 11 or more units are rated at £35. Specialist Residential Retirement dwellings, extra care and care homes developments are rated at £0. For these purposes retirement dwellings – Also known as sheltered housing, these are usually groups of dwellings, often flats and bungalows, which provide independent, self-contained homes often with some element of communal facilities, such as a lounge or warden. Extra care – Also known as assisted living, this is housing with care whereby people live independently in their own flats but have access to 24-hour care and support. These are usually defined as schemes designed for an elderly population that may require further assistance with certain aspects of day to day life. Care homes – Residential or nursing homes where 24-hour care is provided together with all meals. Residents usually occupy under a licence agreement. Out of Centre Retail Comparison and convenience retail development located outside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps are rated at £200. In Centre Retail Comparison and convenience retail development located inside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps are rated at £0. All other developments are zero-rated.

(155) Maidstone – with effect from 1st October 2018. Residential development (C3) is chargeable at £93 within the Urban Boundary; £99 outside the Urban Boundary; and £77 at site H1 at Springfield Road. Retirement (which is within Use Class C3, for groups of dwellings that provide independent, self-contained homes, specifically for older people, usually with some element of communal facilities) and extra care developments (which are dwellings that provide independent, self-contained homes, specifically for older people, with access to 24 hour care and support) are rated at £45. Care homes and nursing homes (C2 and C2a) are not included. Retail development which is wholly or mainly convenience is rated at £150. Retail development which is wholly or mainly comparison and outside the Town Centre Boundary

(set out in figures 2 and 2a in Appendix A) is rated at £75. Wholly or mainly means more than 50% of the floor space is used for that purpose. All other developments are zero-rated.

(156) Cornwall – with effect from 1st January 2019. Housing (C3 and C4) at rates from £400 to £0 in five zones if 5 or fewer dwellings or 6-10 dwellings not in Designated Rural Area (“DRA”) or Area of National Beauty (“AONB”). If 11 or more dwellings or 6-10 in DRA or AONB the rates are between £200 and £0 in five zones. Sheltered and extra Care Housing (C3) is £0 in all zones as are housing developments (C3 and C4) in Strategic sites (residential developments shown on Allocations Development Plan Document Strategic Maps as being allocated or with permission/under construction including residential element of mixed use developments). Out of town centre convenience retail (A1) greater than 280 sqm at rate of £100 in all zones. Supermarkets (convenience retail) are shops that are of a size, and offer a range of goods, that makes them shopping destinations in their own right, including a dedicated car park. Supermarkets sell a full range of convenience foods and usually also offer a choice of nonfood items and some services such as banking. Non-food retail (A1) out of town greater than 280 sqm is rated at £100 in all zones whilst out of town centre restaurants (A3/A5) up to 100 sqm is also rated at £100 in all zones. All other non-residential development in any zone is rated at £0.

(157) Tewkesbury – with effect from 1st January 2019. The rate applicable to residential developments (which appears to exclude residential institutions, care homes, extra care and retirement living housing for older people (C2) albeit this is not clearly spelt out) depends on the number of dwellings and location. The rate is £35 if the development is in one of six Strategic sites. If the development is for 10 or less dwellings the rate is £104; if between 11 and 449 dwellings the rate is £200; and if 450 or more dwellings the rate is £35. Further testing is required before rates applicable to any other uses can be introduced.

(158) Cheltenham – with effect from 1st January 2019. Residential developments are rated £148 if comprising 10 or less dwellings; £200 if comprising between 11 and 449 dwellings; £35 if comprising 450 or more dwellings; and £35 if in one of two named Strategic Sites. Developments relating to retirement homes for older persons are rated at £200 and extra care homes at £100.

(159) Gloucester – with effect from 1st January 2019. Residential developments comprising between 11 and 449 dwellings are rated at £45. Such developments with less or more dwellings or developments in the Strategic Site are zero-rated.

(160) North Tyneside – with effect from 14th January 2019. Residential developments are chargeable at £0 in Zero Rate Area U0; £19 in Built-Up Area Zone U1; £24 in Built-Up Area Zone U2; £47 in Remaining Area Zone R1; £68.60 in Remaining Area Zone R2. These areas and zones are shown on an attached residential map. Hotel developments (C1) are charged at £30 in Commercial Zone B and zero-rated in Commercial Zones A and C as shown on the Commercial Zones map. Developments of small retail units (A1) which are less than 280 sqm are rated at £20 in Commercial Zone B; £15 in Commercial Zone C; and zero-rated in Commercial Zone A. Office development (B1a and B1b) is rated at £5 in Commercial Zone B and zero-rated in Commercial Zones A and C. All other developments are zero-rated.

(161) Waverley – with effect from 1st March 2019. All uses at Dunsfold Aerodrome Strategic Site are nil rated. Residential developments with more than 10 units are rated at £395 in Zone A and £372 in Zone B (these zones and Zone C are shown on the map attached to the schedule).

With residential developments comprising 10 or fewer dwellings the rates are £452 in Zone A and £435 in Zone B. Developments comprising old person housing (retirement and supported living) with affordable housing are rated at £118 in Zone A and £100 in Zone B whilst those without affordable housing are rated at £280 in Zone A and £268 in Zone B. Care homes are excluded from these rates. For these purposes it is provided in the Schedule that (i) Retirement housing - is often known as “Sheltered Housing” or “Retirement Living”. Retirement Housing usually provides some facilities that you would not find in completely independent accommodation. These can include secure main entrance, residents’ lounge, access to an emergency alarm service, a guest room. Extra facilities and services are paid for through a service charge on top of the purchase price or rent. To move into retirement housing you are assumed to be independent enough not to need care staff permanently on site.

(ii) Supported housing - is often known as “Extra Care Housing” or “Assisted Living”. Everyday care and support will be available. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day). Service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities.

Developments comprising small convenience stores (having a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of no larger and including 300 sqm gross) are rated at £75. Supermarkets (store has a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of greater than 300 sqm gross) are rated at £65. Retail other than convenience is rated at £25 in Town Centres shown on maps 5-8 attached to the Schedule and at £95 out of town centres. All other uses including care homes are nil rated. It is stated in the Schedule that for the avoidance of doubt ‘Care homes’ are excluded from this older person housing charge and are separately considered as ‘All other uses’ and therefore a zero CIL rate will apply to development meeting the following definition - residential care homes or nursing homes where integral 24 hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.

(162) Cheshire East – with effect from 1st March 2019. Residential developments (C3) other than apartments are rated at £0 in Zone 1; £22 in Zone 2; £57 in Zone 3; £71 in Zone 4; and £71 in Zone 5 (which zones are shown on the maps in Appendices A and D). Apartments (C3) and Hotels (C1) are zero-rated throughout the borough. Retail developments are rated at £66 in Retail Zone 1 (as shown on the map) but zero-rated elsewhere in the borough. All other uses (including offices (B1), general industrial (B2) and storage and distribution (B8)) are zero-rated.

(163) Cheshire West and Chester – with effect from 5th April 2019. Residential developments (C3 dwelling houses excluding stand-alone apartment blocks and excluding rural workers dwellings) in Chester and the rural area being Zone 1 rated at £70. Residential development (C3) in Ellesmere Port, Northwich, Winsford and Blacon urban areas being Zone 2 rated at £0. Retail development (A1 – convenience and comparison retail) in Cheshire Oaks area being Zone 3 rated at £210. Comparison Retail only development (A1 comparison retail only) in Sealand Road, Chester area being Zone 4 rated at £54. Retail development (A1 – convenience and comparison retail) in all other areas, including town and village centres being Zone 5 rated at £0. The Zones are shown on maps linked from the authority’s website. All other uses are rated at £0 borough wide.

(164) Cotswold – with effect from 1st June 2019. All residential developments including sheltered housing and extra-care housing save for those in the Chesterton Strategic Site are

rated at £80 and those in that Strategic Site are zero-rated. Retail development is rated at £60. All other developments are zero-rated.

(165) Havering – with effect from 1st September 2019. Residential developments (including private care homes and retirement homes (excluding Extra Care)) are charged at the rate of £125 in Zone A (North) and £55 in Zone B (South). The map showing these two zones is contained in paragraph 3 of the charging schedule. Supermarkets, superstores and retail warehouses above 280 sq.m gross internal area are charged at the rate of £175. Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit. Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of car-borne customers. All other retail (A1-A5) in Metropolitan, District and Local centres as shown on the retail zoning maps are charged at the rate of £50. These Centres are shown by the maps in Appendices A to C. Appendix D sets out the addresses included within these Centres. Hotel developments are rated at £20. Office and industrial developments and all other developments are zero-rated.

B. Alphabetically

Babergh – with effect from 11th April 2016. Residential developments (C3) excluding specialist older persons housing are rated at £90 in the Low Zone if the development comprises one or two dwellings; £50 in the Low Zone if the development comprises three or more dwellings; £115 in the High Zone; and £0 in the Strategic Sites (which Zones and Strategic Sites are set out in the maps in paragraph 6 of the Schedule). Specialist older persons housing describes 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. These are zero-rated. Wholly or mainly Convenience retail developments are rated at £100 in all areas. Where no particular form of retail use is conditioned, the LPA will assume that the ‘intended use’ for the CIL charging purposes may encompass “wholly or mainly” convenience retail as an open ended permission would allow this. All other uses are zero-rated.

Barnet – with effect from 1st 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 1st 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 6th 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.

Barking and Dagenham – with effect from 3rd 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.

Basingstoke & Deane – with effect from 25th June 2018. Residential developments are rated at £0 in Zone 1 (Hounsme Fields (Policy SS3.12) and Manydown (Policy SS3.10)) (shown on plan B in Appendix 1); at £80 in Zone 2 (Basingstoke Golf Course, East of Basingstoke, and Upper Cufaude Farm) (shown on map B in Appendix A); at £140 in Zone 3 (Basingstoke and Tadley) (shown on maps B and C in Appendix A); and £200 in Zone 4 (rest of the borough) (shown by maps A and B in Appendix A). Developments of care homes/extra care/sheltered housing are rated at £0. Developments of single dwellings are rated at £0 as are wholly flatted schemes which are developments with only flats. Flats are also excluded from mixed use development. All other forms of development (residential and non-residential) are rated at £0.

Bedford – with effect from 1st 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 30th 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 4th January 2016. Retail convenience (which can also include non-food floorspace as part of the overall mix of the unit) greater than 2,700 sqm rated at £260 if area less then rated at £0. Residential (which will not include C2) in the three High value zones is rated at £69 and elsewhere £0. Student accommodation in all areas except Green Belt Development are rated at £69 and if in Green Belt development is rated at £0. Hotel in the City centre is rated at £27 and elsewhere £0. All other types of development (including retail (including retail units selling goods not bough on a frequent basis), industrial/employment, offices, leisure, education, health and C2) is rated at £0.

Bournemouth – with effect from 1st March 2016. Residential development outside the Town Centre Area Action Plan area charged at rate of £70 and nil in the Town Centre AAP area. Both include (i) retirement housing which are also known as sheltered housing and are 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; and (ii) extra care housing also known as assisted living. This 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. Student accommodation is rated at £40. Comparison Retail (a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods) outside the Town Centre AAP area is rated at £250 and £0 in the Town Centre APP area. Large Scale Convenience Retail/Supermarkets (usually over 280 sq m net retail floorspace, which exceeds the Sunday Trading Act threshold. Selling mainly everyday essential items including food, drinks, newspapers/magazines and confectionery. Provide for weekly food shopping) are rated at £250 inside and outside the Town Centre AAP area. Small scale Convenience Retail is rated at £134 both inside and outside the Town Centre APP area. Small scale Convenience Retail is defined as between 100 sq m and 280 sq m net retail floorspace, which is less than the Sunday Trading Act threshold. Selling mainly everyday essential items including food, drinks, newspapers / magazines and confectionery. Provide for “top-up” food shopping. 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. Where no particular form of retail use is conditioned, the Local Planning Authority will assume that the ‘intended use for the CIL charging purposes will be mainly convenience retail and thus the convenience retail rate will be applied, as an open ended permission would allow this. All other types of development (including offices, light industrial/warehousing, hotels, mixed leisure, public service and community facilities) are rated at £0.

Bradford – with effect from 1st July 2017. Residential- developments (C3) are rated at £100 in Zone 1; £50 in Zone 2; £20 in Zone 3; £0 in Zone 4. This excludes specialist older persons’ housing (also known as Sheltered/Retirement/Extra Care) defined as residential units which are sold with an age restriction typically to the over 50s/55s with design features, communal facilities and support available to enable self-care and independent living. Retail warehousing developments in Central Bradford are rated at £85. For these purposes these 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. Large Supermarket developments which comprise more than 2000 sqm are rated at £50. All other uses not cited above are rated at £0. The residential and retail warehousing charging zones are shown on the CIL charging zone map. An interactive version of the map is also available on the Council's website at: www.bradford.gov.uk/planningpolicy.

Brent – with effect from 1st 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 1st 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.

Bracknell Forest – with effect from 6th 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 rate 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.

Broadlands – with effect from 1st 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 1st 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 1st 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 1st June 2015. Developments providing specialist retirement housing are rated at £0. All other market housing developments are rated at £40. A rate of £60 applies to developments comprising foodstores with floorspace less than 280 sqm and to out of centre retail park developments. All other types of retail developments are rated at £0. All other uses are zero-rated.

Chelmsford – with effect from 1st 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.

Cheltenham – with effect from 1st January 2019. Residential developments are rated £148 if comprising 10 or less dwellings; £200 if comprising between 11 and 449 dwellings; £35 if comprising 450 or more dwellings: and £35 if in one of two named Strategic Sites.

Developments relating to retirement homes for older persons are rated at £200 and extra care homes at £100.

Cheshire East – with effect from 1st March 2019. Residential developments (C3) other than apartments are rated at £0 in Zone 1; £22 in Zone 2; £57 in Zone 3; £71 in Zone 4; and £71 in Zone 5 (which zones are shown on the maps in Appendices A and D). Apartments (C3) and Hotels (C1) are zero-rated throughout the borough. Retail developments are rated at £66 in Retail Zone 1 (as shown on the map) but zero-rated elsewhere in the borough. All other uses (including offices (B1), general industrial (B2) and storage and distribution (B8)0 are zero-rated.

Cheshire West and Chester – with effect from 5th April 2019. Residential developments (C3 dwelling houses excluding stand-alone apartment blocks and excluding rural workers dwellings) in Chester and the rural area being Zone 1 rated at £70. Residential development (C3) in Ellesmere Port, Northwich, Winsford and Blacon urban areas being Zone 2 rated at £0. Retail development (A1 – convenience and comparison retail) in Cheshire Oaks area being Zone 3 rated at £210. Comparison Retail only development (A1 comparison retail only) in Sealand Road, Chester area being Zone 4 rated at £54. Retail development (A1 – convenience and comparison retail) in all other areas, including town and village centres being Zone 5 rated at £0. The Zones are shown on maps linked from the authority's website. All other uses are rated at £0 borough wide.

Chesterfield – with effect from 1st April 20Retail development (A1-A5) borough wide save for the Staveley Corridor is rated at £80 and in the Staveley Corridor at £0. All other non-residential (residential being C3) are rated at £0 borough wide including the Staveley Corridor. Residential development (C3) is rated at £0 in the Staveley Corridor; £20 in the Low zone; £50 in the Medium zone; and £80 in the High zone. The charging zones are shown in the two annexed maps for Commercial Developments and Residential Developments.

Chichester - with effect from 1st February 2016 residential developments are charged at the rate of £120 South of the National Park and £200 North of the National Park. Wholly or mainly convenience retail developments are charged at £125 and wholly or mainly comparison retail development is charged at £20. Purpose built student housing is charged at £30. All other developments are zero-rated.

Chorley – with effect from 1st 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.

Christchurch – with effect from 3rd January 2017. Residential developments are rated at £70 if comprising more than ten units; £0 if comprise 40 or more dwellings where on-site SANG is required by the Local Planning Authority; £150 if comprises 10 units or less or less than 1000 sqm floorspace; £0 if on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Natural Alternative Green Space (SANG) as mitigation for European sites: Roeshot Hill/Christchurch Urban Extension (CN1)-950 dwellings Land South of Burton Village (CN2) - 45 Dwellings. Developments for Extra Care Housing and housing for Vulnerable People (developments that comprise self-contained homes with design features and support services available to enable self-care and independent living) are rated at £0. The areas are shown on the maps at the end of para. 5 of the Schedule. Care home developments are rated at £40. Convenience retail development is rated at £100. For

these purposes a convenience unit is a shop or store where the planning permission allows selling 'wholly or mainly' everyday essential items, including food, drinks, newspapers/magazines and confectionery. The term 'wholly or mainly' has a widely understood legal meaning (effectively more than 50%). Where no particular form of retail use is conditioned, the council will assume that the 'intended use' for CIL charging purposes may encompass "wholly or mainly" convenience retail, since this is what the permission would allow, and that CIL will be charged accordingly. Developments concerning Hotels, Offices, Light Industrial/Warehousing, Comparison Retail (a shop or store selling 'wholly or mainly' (see above) goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods), Public service and Community Facilities and all other uses not covered are zero-rated.

City of London – with effect from 1st 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.

Cornwall – with effect from 1st January 2019. Housing (C3 and C4) at rates from £400 to £0 in five zones if 5 or fewer dwellings or 6-10 dwellings not in Designated Rural Area ("DRA") or Area of National Beauty ("AONB"). If 11 or more dwellings or 6-10 in DRA or AONB the rates are between £200 and £0 in five zones. Sheltered and extra Care Housing (C3) is £0 in all zones as are housing developments(C3 and C4) in Strategic sites (residential developments shown on Allocations Development Plan Document Strategic Maps as being allocated or with permission/under construction including residential element of mixed use developments). Out of town centre convenience retail (A1) greater than 280 sqm at rate of £100 in all zones. Supermarkets (convenience retail) are shops that are of a size, and offer a range of goods, that makes them shopping destinations in their own right, including a dedicated car park. Supermarkets sell a full range of convenience foods and usually also offer a choice of nonfood items and some services such as banking. Non-food retail (A1) out of town greater than 280 sqm is rated at £100 in all zones whilst out of town centre restaurants (A3/A5) up to 100 sqm is also rated at £100 in all zones. All other non-residential development in any zone is rated at £0.

Cotswold - with effect from 1st June 2019. All residential developments including sheltered housing and extra-care housing save for those in the Chesterton Strategic Site are rated at £80 and those in that Strategic Site are zero-rated. Retail development is rated at £60. All other developments are zero-rated.

Crawley – with effect from 17th August 2016. The Airport Zone is exempt from CIL (as shown on map in Appendix A). Residential developments are rated at £100. General retail developments (A1-A5) other than Food Supermarkets are rated at £50 save that ancillary commercial car parking structures are not subject to a CIL charge. Developments involving Food Supermarkets are rated at £100 if less than 3000 sqm and £150 if 3000 sqm plus. All other uses are zero-rated.

Croydon – with effect from 1st 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 1st April 2015. There are four zones for residential development rated at £250, £150, £100 and nil. Three of the 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 1st 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 1st September 2015 residential developments are charged at the rate of £50 in the Urban Zone including sites of urban extension; £65 with sites above affordable housing threshold (currently five or more units) in Residential Rural Zone; and £200 with sites below affordable housing threshold (currently less than five units) in Residential Rural Zone. All retail developments save for those in central zone are charged at £100. All other uses are zero-rated. Two plans are included in the charging schedule – Residential charging zones and Central Zone.

Dudley – with effect from 1st October 2015. All residential development is charged at the rate of £0 in Zone 1; £20 in Zone 2; £50 in Zone 3; £75 in Zone 4; and £100 in Zone 5. The Zones are not fixed but vary according to the type of development as shown on maps 1-4 attached to the Schedule. Map 1 relates to developments comprising C3 open market housing with less than 25% affordable housing. Map 2 to such developments but with 25% or more affordable housing. Map 3 relates to developments comprising C3 retirement housing with less than 25% affordable housing and map 4 such developments but with 25% or more affordable housing. Comparison A1 retail over 100 sqm is rated at £0 in Merry Hill and Waterfront and £82 elsewhere. Convenience A1 retail over 100 sqm is rated at £82 all over the borough. A3-A5 retail (public house, restaurant and hot food) over 100 sqm is rated at £67.50 all over the borough. All other types of development are zero rated.

East Cambridgeshire – with effect from 1st 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 1st September 2016. Residential developments are rated at £80 in Axminster, Cranbrook (“existing” town), Exmouth, Honiton, Ottery St Mary, Seaton and edge of Exeter allocation sites (defined by new Builtup Area Boundaries and proposed Strategic Allocations); at £68 in Cranbrook expansion areas; and at £125 in Sidmouth, Coast,

and Rural (the rest of East Devon). Retail development is rated at £0 for Inside Town Centre Shopping Areas (as defined in the New Local Plan); at £0 for Cranbrook (as defined by the “existing town” plus expansion areas); and £150 for rest of East Devon. The areas are shown in Part B1 of the Schedule and the interactive map on the authority’s website. All other non-residential uses are rated at £0.

East Dorset – with effect from 3rd January 2017. Residential developments are rated at £70 if comprising more than ten units; £0 if comprise 40 or more dwellings where on-site SANG is required by the Local Planning Authority; £150 if comprises 10 units or less or less than 1000 sqm floorspace; £0 if on the Residential on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Alternative Natural Green Space (SANG) as mitigation for European sites Cuthbury Allotments and St. Margaret's Hill (WMC5)-220dwellings Cranborne Road, North Wimborne (WMC7) - 600 dwellings South of Leigh Road (WMC8) - 350 dwellings Lockyers School and land North of Corfe Mullen (CM1) - 250 dwellings Holmwood House New Neighbourhood (FWP3) - 150 dwellings (resolution to grant planning permission) East of New Road, West Parley (FWP6) - 320 dwellings West of New Road, West Parley (FWP7) - 150 dwellings North Western Verwood New Neighbourhood (VTSW4) - 230 dwellings North Eastern Verwood New Neighbourhood (VTSW5) - 65 (resolution to grant planning permission) Stone Lane, Wimborne (WMC6) - 90 dwellings. Developments for Extra Care Housing and housing for Vulnerable People (developments that comprise self-contained homes with design features and support services available to enable self-care and independent living) are rated at £0. The areas are shown on the maps at the end of para. 5 of the Schedule. Care home developments are rated at £40. Convenience retail development is rated at £100. For these purposes a convenience unit is a shop or store where the planning permission allows selling 'wholly or mainly' everyday essential items, including food, drinks, newspapers/magazines and confectionery. The term 'wholly or mainly' has a widely understood legal meaning (effectively more than 50%). Where no particular form of retail use is conditioned, the council will assume that the ‘intended use’ for CIL charging purposes may encompass “wholly or mainly” convenience retail, since this is what the permission would allow, and that CIL will be charged accordingly. Developments concerning Hotels, Offices, Light Industrial/Warehousing, Comparison Retail (a shop or store selling 'wholly or mainly' (see above) goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods), Public service and Community Facilities and all other uses not covered are zero-rated.

East Hampshire – with effect from 8th April 2016. Residential developments other than class C2, C2A uses, Extra Care Housing and C3A sheltered housing (housing in self contained houses and flats with communal facilities and an age restriction) are rated at £65 in 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). The charging areas are shown on the maps in the Schedule. Developments for Residential C3A sheltered housing in self contained houses and flats with communal facilities and an age restriction are rated at £0 in the Whitehill and Bordon Regeneration Project CIL Zone and £40 in rest of the Charging Area. Hotel developments are rated in all areas (excluding the Whitehill & Bordon Regeneration Project Zone) at £70 and in the Whitehill & Bordon Regeneration Project Zone at £0. Retail developments (A1-A5) in all areas (excluding the Whitehill and Bordon Regeneration Project CIL Zone) are rated at £100 and in the Whitehill and Bordon Regeneration Project CIL Zone are rated at £0. Developments concerning Offices, Industrial and warehousing, Student

accommodation, all class C2, C2A, C3B, C3C and extra care housing use, and any other development are zero-rated.

Eastbourne – with effect from 1st 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 1st 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 1st April 2016. Residential rates (including all C3 Residential Use Class) are charged at nil (Meridian Water Masterplan area); £40 (Eastern Corridor); £60 Enfield Town and south of A406 and A110); £120 (remainder). The areas are marked on an attached plan. Retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) are charged at £60. All other uses including offices, industrial, hotels, leisure facilities, community and other uses are charged at £0.

Epsom and Ewell – with effect from 1st 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 1st 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 1st 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.

Gateshead – with effect from 1st January 2017. Dwellings (whether houses or flats) including sheltered housing (Use class C3) charged at £60 in Residential Zone A; £30 in Residential Zone B; £0 in Residential Zone C. The three Commercial Zones do not have a CIL rate for Dwellings. The Zones are marked on attached plans. Hotels (C1) are £0 in Commercial Zones 1 and 3 and £40 in Commercial Zone 2. In the Residential Zones hotels are not CIL rated. Small retail (A1) units equal to or less than 280 sqm net floorspace are charged at £0 in Commercial Zones 1 and 3 and £30 in Commercial Zone 2 but not CIL rated in the Residential Zones. Supermarkets (A1) with greater than 280 sqm net floorspace are charged at £10 in the Commercial Zones and not CIL rated in the Residential Zones. A supermarket is defined as “convenience-led stores selling mainly everyday essential items, including food, drinks, newspapers/ magazines and confectionary, and where it is intended to utilise less than 50% of the gross retail floor area for the sale of comparison goods and where, depending on scale, weekly food shopping needs are met. In addition, the area used for the sale of goods will generally be above that applied for the purposes of the Sunday Trading Act of 280sq. m.” Retail warehousing (A1) with greater than 280 sqm net floorspace is charged at £50 in Commercial Zones 2 and 3 and £0 in Commercial Zone 1 and all Residential Zones. All other developments which includes Offices, Use Class

B (business, industry, storage and distribution); Shared/ Student Accommodation (C3, C4, Sui Generis) and Extra Care accommodation (Use Class C2 are charged at £0.

Gedling – with effect from 16th October 2015. Residential development is rated at £70, in zone 3; £45 in zone 2; and £0 in zone 1. Retail (A1-A5) is rated at £60 borough wide. All other uses are rated at £0.

Gloucester – with effect from 1st January 2019. Residential developments comprising between 11 and 449 dwellings are rated at £45. Such developments with less or more dwellings or developments in the Strategic Site are zero-rated.

Gosport – with effect from 1st February 2016. In Gosport Waterfront site (shown on plan attached to schedule) all residential developments are rated at £40; retail warehouses and supermarkets are rated at £60; and other non-residential uses are nil rated. Outside the Gosport Waterfront site retail warehouses (defined as 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 (a simple definition of a Supermarket for this purpose is a food based, self-service, retail unit greater than 280 square metres and governed by the Sunday Trading Act 1994) are rated at £60. Residential developments (covering any development within C3 other than public sector Sheltered Housing, public sector Extra Care facilities or other public sector specialist housing providing care to meet the needs of older people or adults with disabilities) with less than 10 dwellings are charged at £60 in zone 1; £100 in zones 2 and 3. If such residential development has 10 or more dwellings then the rates are £0 zone 1; £80 zone 2; and £100 zone 3. All other non-residential development are nil rated.

Greenwich with effect from 6th 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 1st 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 1st 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 1st 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 1st 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 1st 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.

Havering – with effect from 1st September 2019. Residential developments (including private care homes and retirement homes (excluding Extra Care)) are charged at the rate of £125 in Zone A (North) and £55 in Zone B (South). The map showing these two zones is contained in paragraph 3 of the charging schedule. Supermarkets, superstores and retail warehouses above 280 sq.m gross internal area are charged at the rate of £175. Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit. Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of car-borne customers. All other retail (A1-A5) in Metropolitan, District and Local centres as shown on the retail zoning maps are charged at the rate of £50. These Centres are shown by the maps in Appendices A to C. Appendix D sets out the addresses included within these Centres. Hotel developments are rated at £20. Office and industrial developments and all other developments are zero-rated.

Hertsmere – with effect from 1st 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.

Hillingdon – with effect from 1st August 2014. Large format retail development (A1) comprising greater than 1,000 sq. m, outside of designated town centres is rated at £215 but if within such centres rated at £0. Designated town centres are shown on the maps in Appendix A to the Schedule. Office development (B1) is rated at £35. Hotel development (C1) is rated at £40. Residential development comprising dwelling Houses (C3) is rated at £95. Industrial development (B8) is rated at £5. All other uses are rated at £0.

Horsham – with effect from 1st October 2017. Residential developments (includes dwelling houses (C3), retirement homes falling within C3, houses in multiple occupation (C4), and purpose-built student accommodation (C2), but excludes all other forms of ‘residential institution’ in C2 are rated at 135 save in the Strategic Sites (Zone 2 on the map attached) which is rated at £0. Large format’ Retail Development (A1 to A5) including supermarkets (are shopping destinations in their own right where weekly convenience 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 £100 save for the Strategic Sites in Zone 2 which are zero-rated for all A, B, C, and D uses. All development not separately defined above, including, smaller retail development (A1 to A5) (which will have a floor area for serving customers measuring up to and including 280 sqm. (Sunday Trading Act 1994).), offices, warehouses, leisure, education and health facilities (including B, C1, C2 excluding purpose built student accommodation is zero-rated.

Hounslow – with effect from 24th July 2015. Residential development (which includes all forms of residential use with the exception of student housing) is rated at £200 in Zone 1; £110 in Zone 2; and £70 in Zone 3 (which zones are shown on the attached map). Car parking for residential development will be charged at the same as residential development in the zone. Student housing is to be charged at the relevant rate for ‘All other uses’. Retail where the

additional gross retailing space is over 280 sqm (Gross retailing space is the gross internal floor area including all ancillary floorspace but excluding covered parking that is ancillary to retail development and which is to be charged at the relevant rate for 'All other uses') is charged at the rate of £155. Healthcare, education and emergency service facilities re zero-rated. All other uses are charged at a rate of £20.

Hull – with effect from 1st February 2018. Residential developments are rated at £0 in Zones 1 and 2 (low value) and Zone 3 (medium value) and at £60 in Zones 4 and 5 (higher value). The zones are shown on the Map in the Schedule headed CIL Residential charging zones. All flats and apartments are rated at £0 city wide. Student accommodation is not charged. Retail warehouse developments are rated at £25 city wide. Large supermarket developments comprising over 500 sqm are rated at £50 whilst small supermarkets of less than 500 sqm are rated at £5.

Huntingdonshire – the charging schedule came into force on 1st 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 1st 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 6th 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.

Kings Lynn and West Norfolk – with effect from 1st April 2016. Residential developments are rated at £60 in North East and East areas of the Borough (East of the Great Ouse and north of A1122/A134); at £40 in South and West of the Borough (West of the Great Ouse and south of A1122/A134, including Downham Market); at £0 in King's Lynn unparished area. Sheltered / Retirement Housing (C3) is rated at £0 in all areas. Strategic sites which are 150 or more units at (i) Boal Quay, King's Lynn (ii) South of Parkway, King's Lynn (iii) Bankside – West Lynn (iv) West Winch, strategic growth area (v) East of Lynn Rd, Downham Market (vi) Wisbech Fringe, Walsoken (all others should have the rate that applies to the area in which they lie).

Supermarket developments including discount supermarkets are rated at £100 borough wide. Retail warehouse developments are rated at £100 borough wide. For these purposes (a) 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; and (b) 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. All other retail developments and all other developments are zero-rated.

Kingston upon Thames – with effect from 1st November 2015 residential developments are charged at 3210 in Zone 1; £130 in Zone 2; £85 in Zone 3; and £50 in Zone 4. Care Homes and Retirement housing developments are charged at £50 in Zones 1 and 2 and £20 in Zones 3 and 4. Extra care housing development is charged at £20. Student Housing development is charged at £220. Retail Convenience based supermarkets and superstores and retail warehousing (net retail space >280sqm) are charged at £200. 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. All other retail (A1-A5) developments are charged at £200 in Kingston Town Centre Primary Shopping Area, including Extension to Primary Shopping Area and £20 in the rest of the borough. Public Services and community facilities are zero-rated. Public Service and Community Facilities are defined as public service includes development by the emergency services for operational purposes; 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; and development used wholly or mainly for the provision of any medical or health services, community halls, community arts centres, theatres, museums and libraries where development is for the purposes of delivering a public service or community facility. All other uses are charged at £20. In Appendix A is a map of Kingston's Residential Charging Zones. Appendix B is a map of Kingston's Primary Shopping Area.

Lambeth – with effect from 1st 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 6th 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.

Lewes – with effect from 1st December 2015. Residential development is rated at £90 in the Low Zone (south of South Downs National Park) and £150 in the High Zone (north of SDNP).

Residential Institution is rated at £0. Retail is rated at £100. All other types of development (including industrial, office, hotel) are zero rated.

Lewisham – with effect from 1st 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.

Lichfield – with effect from 13th June 2016. Market houses within Strategic Development Allocations (SDAs) and the Broad Development Location (BDL) defined in the Local Plan Strategy 2008-2029 adopted 17 February 2015 (refer to Figure 1 and inset maps Figures 2 - 9) charged at £14. For the purposes of this schedule “Private Market Housing” is defined as Houses that are developed for sale or for private rent on the open market at full value. As such ‘affordable housing’ of any type is excluded from this definition but residential apartments are charged at £0. Apartments are defined as separate and self contained dwellings within the same building. They generally have shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor. Market Houses in the lower value zone (see figure 1) are charged at 325 and in the higher value zone are charged at £55. A Supermarket is charged at £160 and defined as Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) The area used for the sale of goods will generally be above 500 sq. m; (ii) The majority of customers will use a trolley to gather a large number of products (iii) The majority of customers will access the store by car, using the large adjacent car parks provided; and (iv) Servicing is generally undertaken via a dedicated service area, rather than from the street. Retail Warehouses are charged at £70 and defined as 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. Neighbourhood Convenience Retail is charged at £20 and is defined as neighbourhood convenience stores are used primarily by customers undertaking ‘top-up’ shopping. They sell a limited range of convenience goods and usually do not sell comparison goods. The key characteristics of their use include: (i) Trading areas of less than 500 sq. m; (ii) The majority of customers will buy only a small number of items that can be carried around the store by hand or in a small basket; (iii) The majority of customers will access the store on foot and as such there is usually little or no dedicated parking; and (iv) Servicing is often undertaken from the street, rather than dedicated service areas. All other developments including residential apartments are charged at £0.

Lincoln – with effect from 5th February 2018 residential developments in the Lincoln Strategy Area are charged at £25 in relation to dwellings other than apartments and £0 in relation to apartments. Residential development sites at Western Growth Corridor and North East Quadrant sustainable urban extension are charged at £20 in relation to dwellings other than apartments and £0 in relation to apartments. Convenience retail developments are charged at £40 whilst all other uses including comparison retail and retail warehousing are zero-rated. The

charging zones are shown on the attached map together with separate inset maps for the Western Growth corridor and the North East Quadrant.

London Legacy Development Corporation – with effect from 6th 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.

London Mayoral

(a) Original (MCIL 1) - with effect from 1st April 2012. Applies to all developments other than developments for medical or health uses or which are wholly or mainly for provision of education as a school or college. The rates are £50 for zone 1; £35 for zone 2; and £20 for zone 3 (for these zones see Part A of the Third Appendix).

(b) 2019 Revision (MCIL 2) – with effect from 1st April 2019. Applies to all developments save that nil CIL rate with regard to development used wholly or mainly for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner and 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. The rates are £80 in zone 1; £60 in zone 2; and 25 in zone 3. A few authorities have changed zones. For these zones see Part B of the Third Schedule. In addition in Central London and the Isle of Dogs (which two areas can be found on the MCIL Mapping Tool on the Mayor of London's website) there are specific charges which are:

(i) Office developments are charged at rate of £185; Office is defined as any office use including offices that fall within Class B1 Business of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order. Uses that are analogous to offices which are sui generis, such as embassies, will be treated as offices.

(ii) Retail developments are charged at £165 which is defined as all uses that fall within Classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order, and related sui generis uses including retail warehouse clubs, car showrooms, launderette.

(iii) Hotel developments are charged at £140 which Hotel means any hotel use including apart-hotels uses that fall within Class C1 Hotel of the Town and Country Planning (Use Classes) Order 1987 as amended.

Maidstone – with effect from 1st October 2018. Residential development (C3) is chargeable at £93 within the Urban Boundary; £99 outside the Urban Boundary; and £77 at site H1 at Springfield Road. Retirement (which is within Use Class C3, for groups of dwellings that provide independent, self-contained homes, specifically for older people, usually with some element of communal facilities) and extra care developments (which are dwellings that provide independent, self-contained homes, specifically for older people, with access to 24 hour care and support) are rated at £45. Care homes and nursing homes (C2 and C2a) are not included. Retail development which is wholly or mainly convenience is rated at £150. Retail development which is wholly or mainly comparison and outside the Town Centre Boundary

(set out in figures 2 and 2a in Appendix A) is rated at £75. Wholly or mainly means more than 50% of the floor space is used for that purpose. All other developments are zero-rated.

Malvern Hills - with effect from 4th September 2017. Residential other than in the Main Urban area and the strategic sites is charged at £40; Student accommodation is charged at £100; Food Retail (Supermarkets) at £60; Retail warehouses at £60 and Residential in other areas, Shops, Hotels, Industrial and Office and all other uses (including education, health and community uses) at £0. Residential Includes buildings classed as 'dwellinghouses' within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) but excludes Extra Care / Sheltered Accommodation which consists of self-contained homes for older people, with access to on-site care and/or other on-site facilities. Food Retail (Supermarkets) is defined as a supermarket is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for their main weekly shop. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car borne customers. Retail warehousing includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Education, health, community and other uses includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2). Industrial Development is defined as B1, B2 and B8 uses as per the Town and Country Planning (Use Classes) Order 1987 (as amended).

Merthyr Tydfil – with effect from 2nd 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 1st 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 11th April 2016. Residential developments (C3) excluding specialist older persons housing are rated at £75 in the Low Zone if the development comprises between one to fourteen dwellings; £50 in the Low Zone if the development comprises fifteen or more dwellings; £115 in the High Zone; and £0 in the Strategic Sites (which Zones and Strategic Sites are set out in the maps in paragraph 6 of the Schedule). Specialist older persons housing describes 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. These are zero-rated. Wholly or mainly Convenience retail developments are rated at £100 in all areas. Where no particular form of retail use is conditioned, the LPA will assume that the 'intended use' for the CIL charging purposes may encompass "wholly or mainly" convenience retail as an open ended permission would allow this. All other uses are zero-rated.

Mole Valley – with effect from 1st October 2017. Residential developments (C3) are charged at the rate of £175 in built up areas and £250 in rural areas and both areas are shown on Map A. 'Retail - convenience' is defined as a shop or store where the principal use is selling wholly or mainly everyday items including food, drink and non-durable household goods and which can also include non-food, comparison goods as a minority part of the sales mix. It is rated at £140. 'Retail-comparison outside town centres' is defined as a shop or store outside the town centres defined on Map B where the principal use is for retail purposes that does not fall within the definition of retail convenience given above. It is rated at £140. All other development is zero-rated.

New Forest DC – with effect from 6th 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 –

(a) Original - the charging schedule took effect on 1st 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.

(b) 2018 Revised – Residential developments are rated at £0 in relation to apartments in all zones; £0 in Housing Low Zone 1; £45 in Housing Medium Zone 2; £70 in Housing High Zone 3; £100 in Housing Very High Zone 4. These zones are shown on a map headed Community Infrastructure Levy Zones –Residential. All retail developments (A1-A5) are rated at £100 district wide. All other non-residential developments are zero-rated.

Newcastle upon Tyne – with effect from 14th November 2017. Residential developments (C3) (including dwellings and flats and sheltered housing) are rated at £60 in Residential Zone A; £30 in Residential Zone B; £0 in Residential Zone C and Newcastle Central Area Zone 1. These residential zones are shown a map linked ion the Authority’s website. Student Accommodation development (purpose built student accommodation which usually has an element of communal facilities) (C3, C4, Sui Generis) is rated at £50 in Newcastle Central Area Zone 1 and Commercial Zone 2 and at £0 in Commercial Zone 3. The Commercial zones are shown on a map linked from the Authority’s website. Hotel developments (C1) are rated at £0 in Newcastle Central Area Zone 1 and Commercial Zone 3 and £40 in Commercial Zone 2. Small retail development (A1) comprising units equal to or less than 280 sqm net floorspace are rated at £0 in Newcastle Central Area Zone 1 and Commercial Zone 3 and £30 in Commercial Zone 2. Supermarket developments (A1) comprising more than 280 sqm net floorspace are rated at £10 in Newcastle Central Area Zone 1, Commercial Zone 2 and Commercial Zone 3. For these purposes supermarkets are convenience–led stores selling mainly everyday essential items, including food, drinks, newspapers/ magazines and confectionary, where it is intended to utilise less than 50% of the gross retail floor area for the sale of comparison goods and where, depending on scale, weekly food shopping needs are met. In addition, the area used for the sale of goods will generally be above that applied for the purposes of the Sunday Trading Act of 280sq. m. Retail Warehousing developments (A1) comprising more than 280 sqm net floorspace are rated at £50 in Commercial Zone 2 and Commercial Zone 3 and at £0 in

Newcastle Central area Zone 1. For these purposes 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. All other development (including Office, Use Class B business, industry, storage and distribution, Extra Care (C2)) are rated at £0.

Newham- with effect from 1st 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.

North Kesteven – with effect from 22nd January 2018. Residential developments excluding apartments are rated at £25 in Zone 1 (the Lincoln Strategy Area); £15 in Zone 2 (the non-Lincoln Strategy Area); and £20 in Zone 3 (certain specified areas). Apartments are zero-rated in all zones. Developments involving convenience retail are rated at £40. All other uses (including comparison retail and retail warehousing) are zero-rated.

North Somerset – with effect from 18th January 2018. Residential development (C3/C4) are rated at zero in Zone A (Weston Town Centre); £20 Strategic Development Areas in Zone B (Outer Weston); £40 in Zone B which not Strategic Development Areas; £40 Strategic Development Areas in Zone C (rest of district); £80 in Zone C which not Strategic Development Areas. Purpose-built student accommodation/halls of residence are rated at £40. Large-scale retail (A1/A2/A3/A4/A5) which is more than 280 sqm net sales area is rated at £120 and if less than 280 sqm at £60. Zero-rating applies to extra care housing which is accommodation available to rent or buy for older people or others in need of care and which meets the following criteria: (i) residents are subject to an assessment of minimum care needs to establish eligibility to buy or lease a property; (ii) residents are required to purchase a ‘minimum care package’ as a condition of occupation, to include at least 2 hours of domiciliary care per week focused on the health and social care needs of those residents; and (iii) the development has a minimum non-saleable floorspace in excess of 30% of GIA. If the criteria are not met then the housing is charged as residential under C3. Commercial developments (B1, B2 and B8) and all other qualifying developments are zero-rated.

North Tyneside – with effect from 14th January 2019. Residential developments are chargeable at £0 in Zero Rate Area U0; £19 in Built-Up Area Zone U1; £24 in Built-Up Area Zone U2; £47 in Remaining Area Zone R1; £68.60 in Remaining Area Zone R2. These areas and zones are shown on an attached residential map. Hotel developments (C1) are charged at £30 in Commercial Zone B and zero-rated in Commercial Zones A and C as shown on the Commercial Zones map. Developments of small retail units (A1) which are less than 280 sqm are rated at £20 in Commercial Zone B; £15 in Commercial Zone C; and zero-rated in Commercial Zone A. Office development (B1a and B1b) is rated at £5 in Commercial Zone B and zero-rated in Commercial Zones A and C. All other developments are zero-rated.

Northampton – with effect from 1st April 2016. Residential developments are rated at £50 both in SUEs and the remainder of the Borough. These areas are shown in the Residential Charging map in the Schedule. Retail development is rated at £100 in the Borough excluding the Central Zone as shown on the Central Zone (nil retail charging) map in the Schedule. All other uses are zero-rated.

Norwich – with effect from 15th 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 21st 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 24th 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 1st 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 –

(i) Original - with effect from 2nd 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.

(ii) 2019 Revision – with effect from 21st February 2019. Residential developments (C3) excluding retirement housing are rated at £230 in Zone A (Lilliput / Branksome Park,

Sandbanks, Canford Cliffs); £60 in Zone B(i) (Poole town centre - excluding Twin Sails Regeneration Area); £0 Zone B(ii) (Poole town centre – Twin Sails Regeneration Area; £115 in Zone C (Central Poole and North Poole). These zones are shown on the map headed Residential Charging Zones at the end of the Schedule. Developments comprising residential retirement housing (C3) and assisted living housing (C2) in Zone A are rated at £115. Retail developments (A1) are rated at £0 in Zone D(i) (Poole town centre, district centres, local centres and neighbourhood parades) and £200 in Zone D(ii) (all parts of the borough outside of Poole town centre, district centres, local centres and neighbourhood parades). These zones are shown on the map headed Commercial Charging Zones at the end of the Schedule. All other developments are zero-rated.

Portsmouth – took effect on 1st 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 30th 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 5th 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 1st 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 1st January 2012.

Reigate & Banstead – with effect from 1st April 2016. Residential development (C3) rated at nil in Charge Zone 1; at £140 in Charge Zone 2; at £80 in Charge Zone: at £180 in Charge Zone 4; and at £200 in Charge Zone 5 £200. These zones are shown on the Charging Zones for residential development: Overview map annexed to the Schedule. Retail development which is wholly or predominantly (a development is considered to be predominantly for the sale of convenience goods where more than 50% of the net sales area is given over to the sale of such goods) for the sale of convenience goods (defined as everyday essential items including but not limited to food, alcoholic and non-alcoholic beverages, confectionary, tobacco, newspapers and periodicals and non durable household goods) including superstores and supermarkets, throughout the borough are rated at £120. Superstores/supermarkets are defined as self-service stores which provide either weekly or top-up shopping needs and which sell mainly

convenience good but can also include a proportion non-food, comparison floorspace as part of the mix. All other development throughout the borough are rated at Nil.

Rhondda Cynon Taf – with effect from 31st 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 1st 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 every day 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 4th April 2016. Residential developments are rated at £200 in Zone 1 (Battle, Rural North and West); £135 in Zone 2 (Rye, Hastings Fringes and Rural East); £50 in Zone 3(a) (Bexhill – Urban); £170 in Zone 3(b) (Bexhill – Rural); £75 in Zone3(c) (Bexhill–Strategic urban extensions). Sheltered/Retirement Homes developments (C3) in Zone 1 rated at £140 and in Zones 2 and 3 are treated as dwellings. Extra Care Housing developments rated throughout District at £25. The three Zones are shown on the Residential CIL Charging Zones Map and the subdivision of Zone 3 is shown on the Bexhill Inset Zones 3a, 3b and 3c. Convenience retail development which is in centre is rated at £100. Convenience retail development which is out of centre is rated at £120. Comparison retail development which is out of centre is rated at £250. The in centre and out of centre areas are shown on the Retail CIL Charging Zones maps. All other forms of development are rated at £0.

Rotherham – with effect from 3rd July 2017. Residential development is rated at £55 in Residential Zone 1; at £30 in Residential Zone 2; at £15 in Residential Zone 3 and Residential Zone 4 (which zones are shown on the maps attached to the Schedule). Retirement living is rated at £20 across the borough. It is defined as residential units which are sold with an age restriction typically over 50s/55s with design features and support services available to enable self-care and independent living. For the purposes of the CIL charge, this type of development has been excluded from the residential use category. Supermarket developments are rated at £60. Supermarkets are shops above 370 square metres gross internal floorspace where weekly and daily food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. A development involving Retail Warehouses/Retail Parks are rated at £30. These are defined as “stores above 1,100 square metres gross internal floorspace (this includes any mezzanine floorspace) selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods”. All other uses are zero-rated across the borough.

Rutland – with effect from 1st March 2016. Residential development (which means new dwellings/flats. It does not include any other developments within Class C1, C2 or C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) such as residential care homes, Extra Care housing and other residential institutions) is rated at £100. Developments

involving Sheltered Housing and Extra Care Housing are rated at nil. Developments involving distribution (B8) are rated at £10. Developments of Food Retail Supermarkets are rated at £150. The Schedule defines Food Retail (Supermarkets) as “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. Details of this approach were set out by Geoff Salter in his report following his examination of the Wycombe DC CIL Charging Schedule (September 2012).” Developments of Retail Warehouses are rated at £75. Retail warehouses are 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”.

Ryedale – with effect from 1st March 2016. Residential developments comprising Private market houses (excl. apartments) are rated at £45 in low value areas and £85 in all other areas. The areas are shown on the map in the Schedule. Supermarket developments are rated at £120 and Retail Warehouse developments at £60. For these purposes (a) Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) the area used for the sale of goods will generally be above 500 sq. m.; (ii) the majority of customers will use a trolley to gather a large number of products; (iii) the majority of customers will access the store by car, using the large adjacent car parks provided; and (iv) servicing is undertaken via a dedicated service area, rather than from the street; (b) 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. Public/Institutional facilities as follows: education, health, community and emergency services are rated at £0 as are all other chargeable development (incl. apartments).

Sandwell – with effect from 1st 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 1st 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 1st January 2016. Residential developments for private market houses excluding apartments are rated at £10 in Low value areas; at £35 in Moderate value areas; and at £50 in High value areas. These areas are shown on the annexed map for CIL Residential Charging Zones. Supermarket development is rated at £110. For these purposes supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. 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: (i) the area used for the sale of goods will generally be above 500 sq. m; (ii) the majority of customers will use a trolley to gather a large number of products;

(iii) the majority of customers will access the store by car, using the large adjacent car parks provided; (iv) servicing is generally undertaken via a dedicated service area, rather than from the street. Retail warehouse developments are rated at £60. For these purposes 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. Public/Institutional Facilities as follows: education, health, community and emergency services are rated at £0. All other chargeable development (incl.

Sevenoaks – with effect from 4th 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 15th July 2015. Residential developments (C3 and C4 except retirement, extra care, sheltered housing and assisted living) charged at £0 in zones 1 and 2; £30 in zone 3; £50 in zone 4; and £80 in zone 5. All Retail (A1) is rated at £30 in City Centre Prime Retail Area and £60 in Meadowhall Prime Retail Area. Outside the two Prime Retail Areas any Major Retail Schemes comprising retail outlets of 3,000 sqm of gross internal floor or more including 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 Warehouses (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 carborne customers) are rated at £60. There is excluded from any residential development car parking provided for the use of the development. Hotels (C1) are rated at 340 and Student Accommodation at £30.

Shepway – with effect from 1st August 2016. Residential developments (C3 and C4 including sheltered accommodation) are rated at £0 in Zone A; £50 in Zone B; £100 in Zone C; £125 in Zone D (zones A, B, C, and D on maps in Appendices 1 and 2); £0 in four Strategic and Key Development Sites (see appendix 4). All comparison and convenience retail developments and other development akin to retail rated at £0 in Folkestone Town Centre Area (shown in Appendix 3). All developments (A, B, C and D uses) rated at £0 in four Strategic & Key Development Sites In remainder of the district supermarkets, superstores and retail warehousing with net retail selling space over 280 sqm rated at £100. For these purposes (a) 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 and (b) 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. Also in the remainder of the district other large scale development akin to retail (including sui generis uses akin to retail including petrol filling stations; selling and/or displaying motor vehicles; and retail warehouse clubs) which has net retail selling space of over 280 sqm is rated at £100. In the remainder of the district other retail development and developments akin to retail with net selling space up to 280 sqm are rated at £0. All other developments not addressed by these tables (B, C1, C2 and D uses) are zero-rated district wide.

Shropshire - with effect from 1st 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.

Solihull – with effect from 12th April 2016. Residential (C3) development is rated at £75 in the mature suburbs; £150 in the rural area; and zero-rated in Blythe Valley Park (these are shown by the maps in the Schedule). Residential institutions (C3) (excluding hospitals and training centres) are zero-rated in the Blythe Valley Park and elsewhere at £25. Supermarkets/convenience stores of greater than 550 sqm are rated £300 in the rural areas, mature suburbs including Solihull and Shirley Town Centres whilst zero-rated in North Solihull. Convenience stores with less than 550 sqm are rated at £150 in the rural areas, mature suburbs including Solihull and Shirley Town Centres whilst zero-rated in North Solihull. Other retail formats are rated £50 in the mature suburbs and rural areas; £25 in Solihull and Shirley Town Centres; and zero-rated in North Solihull. Car dealerships (sui generis) are rated £75 save for zero-rating in North Solihull. In all areas financial and professional services (A2) are rated £25; restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) are rated £100; hotels are rated £25; and all other uses are zero-rated. In the event of a mix use development then unless otherwise specified (e.g. by condition which sets out the floorspace in each category) the higher CIL will be charged.

Somerset West and Taunton (formerly 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.

South Downs National Park – with effect from 1st April 2017. Residential developments are rated at £100 in Zone 1 (Petersfield, Lewes, Petworth, Midhurst) and £200 in Zone 2 (the remainder of the area). ‘Residential’ includes all development within Use Class C3 of the relevant Order. For these purposes ‘Residential’ also includes agricultural workers dwellings and holiday lets as these uses are considered to be normal homes for the purposes of calculating CIL and any restrictive occupancy conditions do not provide exemption from CIL liability. However, they may be exempt from CIL liability if they are self-built or converted from an existing building. The Zones are shown on a map at the end of the Schedule. Large format retail developments are rated at £120. For these purposes ‘Large format retail’ means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m² providing shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix. Also retail outlets specialising in household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers. All other developments are zero-rated.

South Gloucester – with effect from 1st August 2015. Residential developments are rated at £55 in the Communities of North & East Fringe of Bristol, Yate/Sodbury and Severn Beach save the rate is £100 for small sites in those areas that fall below the affordable housing threshold; £80 in the rest of South Gloucestershire (excepted the two areas specified immediately after as CPNN and EoHSNN) save the rate is £130 for small sites in that area that fall below the affordable housing threshold); £0 in Cribbs Patchway New Neighbourhood1 (CPNN) & East of Harry Stoke New Neighbourhood (EoHSNN) which also applies to all other types of development within these areas. The ‘Affordable housing threshold means 10 units or

below in urban areas and 5 units or below in rural areas in accordance with Policy CS18 of the Core Strategy, applied taking account of the NPPG revision (ID: 236-012-20141128) dated 28/11/14'. The zones and areas are shown in the two Residential CIL Charging maps in the Schedule. Developments relating to Residential Care Homes (class C2) & Extra Care facilities (Class C2/C3) and sheltered retirement (class C3) are rated at £0. Developments relating to Agricultural Tied Houses are zero-rated. Office developments (class B1a) are rated at £30 in the Prime Locations area and £0 in the Non-Prime Locations area. Developments relating to R&D, Light Industrial, General Industrial, storage & distribution (classes B1b, B1c, B2 & B8) are zero-rated in both the Prime Locations area and the Non-Prime Locations area. Retail developments (classes A1-A5) (including retail warehouse clubs) are rated at £160 in the Prime Locations area and £120 in the Non-Prime Locations area. Hotel developments (class C1) are rated at £90 in the Prime Locations area and £0 in the Non-Prime Locations area. Student Accommodation developments are rated at £60 in the Prime Locations area and £0 in the Non-Prime Locations area. Developments relating to the sale or display for sale of motor vehicles are rated at £90 in both the Prime Locations area and the Non-Prime Locations area. The prime Locations area is shown on the map in the Schedule headed CIL – Prime Locations non-residential uses. Developments relating to any of those uses in CPNN and EoHSNN are zero-rated. All other uses are rated at £10 save in CPNN and EoHSNN and 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 1st 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 Housing 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 1st 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 Northamptonshire – with effect from 1st April 2016. Residential developments are rated at £50 in Residential Urban Zone and SUEs; £100 in Residential Rural Zone (sites at or above affordable housing threshold); £200 in Residential Rural Zone (sites below affordable housing threshold). These Zones are shown on the Residential Charging Zones map. Retail development is rated at £100. All other uses are rated at £0.

South Oxfordshire – with effect from 1st April 2016 residential developments are charged at £150 in Zone 1 District; £85 in Zone 2 Didcot and Berinsfield; £0 in the strategic sites Didcot North-East, Ladygrove East and Wallingford Site B; and £0 in rural exception sites. Retirement housing including extra care incorporating independent living (C3) (which includes 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 in independent living within a Care Village) and care home and residential institutions (C2) are zero-rated. As regards 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. Office development including research and development is charged at £0. Supermarkets, superstores and retail warehouse developments are charged at £70. 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. Other retail development, hotels and other uses are all charged at £0. The Charging Zones are shown on an attached map and on a separate map the three strategic sites.

South Ribble – with effect from 1st 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.

South Somerset – with effect from 3rd April 2017. Residential developments in the Yeovil Sustainable Urban Extensions (as shown in Appendix 1 to the Schedule) and the Chard Eastern Development Area (as shown in Appendix 2 to the Schedule) are rated at £0. All other residential developments district wide (as shown in Appendix 3) except those in the specified areas are rated at £40. Developments involving convenience-based Supermarkets and Superstores, and Retail Warehouse Parks (outside of defined Town Centres and Primary Shopping Areas and excluding the specified areas in Appendices 1 and 2 and those included in Appendices 4-15) are rated at £100. For these purposes (a) 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. The majority of custom at supermarkets arrives by car, using the large adjacent car parks provided; (b) superstores are self-service stores selling mainly food, or food and non-food goods, with supporting car parking; (c) retail warehouses are large stores specialising in the sale of comparison and household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers; (d) Town Centres are as defined through Policy EP11 of the South Somerset Local Plan (2006 – 2028); and (e) Primary Shopping Areas in Yeovil and Chard as defined through Policy EP11 in the South Somerset Local Plan (2006 – 2028). All other uses are zero-rated.

Southampton – with effect from 1st 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 27th July 2015. Residential developments (C3 and C4) are rated at £20 in Zone 1; at £30 in Zone 2; at £60 in Zone 3. These zones are shown on the map in Figure 1: Residential Charging Zones. Extra care and retirement housing developments are rated at £20. This is housing within Class C3 which is purpose built or converted for sale to elderly people with a 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. These properties would not provide the same level of care as residential care homes (Class C2) where residents do not live in self-contained accommodation. Supermarkets and superstores and retail warehousing developments with net retailing space of over 280 square metres are rated at £70. For these purposes (a) Supermarkets/superstores are 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 of the unit: and (b) 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. 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 rated at £0. A ‘not for profit organisation’ is an organisation that does not earn profits for its owners but conducts business for the benefit of the general public; all the money earned by or donated to the organisation is used in pursuing the organisation’s objectives. All other uses not cited above are rated at £10.

Southwark – with effect from 1st 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 1st 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.

Stratford – with effect from 1st February 2018. Residential Developments in Gaydon/Lighthorne Heath new settlement (GLH) and Long Marston Airfield (LMA) are rated at £0; in the Canal Quarter Regeneration Zone (11 units or more) at £85; Small Sites (up to and including 10 units) at £75; and the Rest of District (11 units or more) at £150. Extra Care is

charged at the prevailing rates as set out. Retirement Dwellings are rated at £0. Retail developments (A1-A5) are rated at £0 within all Identified Centres; at £10 within Gaydon/Lighthorne Heath and Long Marston Airfield; and at £120 out of Centre Retail. All other forms of non-residential liable floor space are rated at £0.

Stroud – with effect from 1st April 2017. Residential developments (excluding older persons homes) are rated at £80 save in Strategic Sites identified in the Local Plan within the Stroud Valleys area which are rated at £0. The areas are shown by an interactive map on the authority’s website and Annex 2 to the Schedule. Supermarkets and Retail warehouses are rated at £75. For these purposes (a) supermarkets are shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix of the unit; and (b) 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.

Suffolk Coastal – with effect from 13th 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 1st 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 1st 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 6th 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 displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations. All other uses are zero rated.

Tamworth – with effect from 1st August 2018. Residential developments comprising one or two unit residential schemes are rated at £0; between 3 and 10 units are rated at £68; 11 or more units are rated at £35. Specialist Residential Retirement dwellings, extra care and care homes developments are rated at £0. For these purposes retirement dwellings – Also known as sheltered housing, these are usually groups of dwellings, often flats and bungalows, which provide independent, self-contained homes often with some element of communal facilities, such as a lounge or warden. Extra care – Also known as assisted living, this is housing with acre whereby people live independently in their own flats but have access to 24-hour care and support. These are usually defined as schemes designed for an elderly population that may require further assistance with certain aspects of day to day life. Care homes – Residential or nursing homes where 24-hour care is provided together with all meals. Residents usually occupy under a licence agreement. Out of Centre Retail Comparison and convenience retail development located outside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps are rated at £200. In Centre Retail Comparison and convenience retail development located inside the Town Centre, Local Centres and Neighbourhood Centres as defined in the accompanying Charging Zones Maps are rated at £0. All other developments are zero-rated.

Tandridge – with effect from 1st 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 (now Somerset West and Taunton) – 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 13th 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 1st July 2016. Residential developments are rated at £175 in zone 1; at £140 in zone 2; at £105 in zone 3; at £70 in zone 4; and at £0 in the Strategic sites. The zones are described in table 1 in the Schedule and on the maps in Appendix 1 showing the residential charging zones and the maps in Appendix 2 showing the six strategic sites. Extra care accommodation is rated at £0 in all zones and strategic sites. For these purposes a development of one and two bed apartments, for rent and/or for sale, grouped together with communal facilities, that through the provision of on site 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. Developments concerning retail supermarkets and superstores and retail warehouses are rated at £180 in all zones and £0 in the sy6rategic sites.

For these purposes (a) retail superstores/supermarkets over 280 square metres are shopping destinations in their own right meeting weekly food shopping needs and often includes non-food floor space as part of the overall mix of the unit; and (b) retail warehouses are large stores over 280 square metres 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. All other retail developments are rated at £0 in all zones and strategic sites. All developments concerning Industrial, Office, Distribution, Hotel, Community use including non-residential institution, Retirement living housing and all other uses are zero-rated.

Tewkesbury – with effect from 1st January 2019. The rate applicable to residential developments (which appears to exclude residential institutions, care homes, extra care and retirement living housing for older people (C2) albeit this is not clearly spelt out) depends on the number of dwellings and location. The rate is £35 if the development is in one of six Strategic sites. If the development is for 10 or less dwellings the rate is £104; if between 11 and 449 dwellings the rate is £200; and if 450 or more dwellings the rate is £35. Further testing is required before rates applicable to any other uses can be introduced.

Three Rivers – with effect from 1st 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.

Torbay – with effect from 1st June 2017. Residential developments with residential charging zones in maps 1-39 in para. 2.3 of the Schedule:

Zone	Number of dwellings and charge (£ per sq m)		
	1-3 dwellings	4-14 dwellings	15+ dwellings
4. Built up areas with lower development viability	Zero	£30	£30
5. Elsewhere in the built up area	Zero	£70	£70
6. Future Growth Areas, plus outside the built up area, plus Watcombe Heights, Ilsham Valley, Torquay, and Bascombe Road, Churston.	£70	£70	Zero - s106 Obligations will be used to secure infrastructure funding.

Residential includes dwellings within Use Classes C3 and C4 and sui generis Houses in Multiple Occupation (HMOs). It includes sheltered housing, where extra care is **not** provided. Extra care housing and student halls of residence will be zero rated for CIL, so long as secured for such use through condition or legal agreement. For these purposes extra care housing will be taken to mean: Housing designed with the needs of frailer older people in mind and with

varying levels of care and support available on site. People who live in extra care housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra care housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It can provide an alternative to a care home. In addition to the communal facilities often found in sheltered housing (residents' lounge, guest suite, laundry), Extra Care includes additional flexible care packages that must be purchased as a condition of occupancy, and additional facilities such as restaurant or dining room, health & fitness Sheltered or retirement dwellings which are not extra care units as per the above definition, will be considered to be residential units that are liable to CIL.

Commercial development and non-residential development with zones shown on Commercial Charging Zones map:

Figure 4: CIL Charging Schedule: Commercial and Non-Residential Development		
Type of Development	Development Charging Zone	
	1) Town Centres, St. Marychurch and Preston District Centres	2) Everywhere else (including The Willows District Centre).
Class A1 retail less than 300 sq m.	Zero	Zero
Class A1 retail over 300 sq m. Applies to all A1 retail uses including bulky retail and sui generis retail uses	Zero	£120 per sq m
Food and drink (Class A3, A4, A5)	Zero	£120 per sq m
Class A2 Financial and Professional services.	Zero	Zero

Class B employment uses.	Zero	Zero
Class D1 Non-residential institutions (see Note 3).	Zero	Zero
Class D2 Assembly and leisure/non residential institutions	Zero	Zero
Class C1 Hotels and commercially rated holiday accommodation. (See (a) below).	Zero	Zero
Class C2 and C2A Residential Institutions (see (b) below).	Zero	Zero

(a) Holiday accommodation (chalets, apartments etc) will be zero rated for CIL so long as they are subject to a condition and planning obligation restricting their occupation for tourism purposes, and are rated for business rates. If permission is subsequently sought for either a change of use or release of condition in order to permit permanent residential accommodation, the Council will seek contributions towards the additional infrastructure impact of permanent residential use.

(b) Care Homes are taken to be non-self contained accommodation for persons who, by reason or age or infirmity, are in need of care. Sheltered or retirement dwellings which are not extra care units as per the above definition, will be considered to be residential units that are liable to CIL.

Tower Hamlets – with effect from 1st 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 7th 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.

Vale of White Horse – with effect from 1st September 2017. Residential development (including student accommodation and sheltered housing) is rated at £120 in Zone 1; £85 in Zone 2; and £0 in Zone 3 (which zones are shown in map I of para. 1.3). Residential development which is required to enable a rural exception site under Core Policy 25 is rated at £0. District wide extracare, nursing and care homes are rated at £0. These are defined as homes that provide accommodation and ongoing nursing and/or personal care. Personal care includes: assistance with dressing, feeding, washing and toileting, as well as advice, encouragement and emotional and psychological support. Supermarkets and retail warehousing are rated at £100. All other developments are rated at £0.

Wakefield – with effect from 1st April 2016. Residential (C3) developments are rated at £55 in High zone; £20 in Medium zone; and zero-rated in Low zone. Retail Warehouse (A1) (defined as 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), clothes, DIY items and other ranges of goods, catering mainly for car-borne customers) developments are rated at £89. Large supermarkets greater in area than or equal to 2,000 sqm are rated at £103. All other developments including light industrial (B1), office (B1), general industrial (B2), storage and distribution (B8), retail other than the two specifically rated retail including restaurants and bars (A3 and A4) and takeaways (A5), hotel (C1), care home (C2), cinema and commercial leisure (D2).

Waltham Forest – with effect from 15th 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 1st 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.

Warwick – with effect from 18th December 2017. General residential developments are rated at £195 in Zones B and D (much of Leamington, Whitnash and high value rural); £140 in Zone C (Kenilworth); and £70 in Zone A (Warwick, East of Leamington and lower value rural). These Zones are shown on a Residential CIL Charging map linked to from the Authority’s website. Residential developments on identified Strategic Local Plan housing sites with over 300 dwellings - H03 East of Whitnash (500 dwellings) at £0 (Nil); H06 East of Kenilworth (Thickthorn) (760 dwellings) at £25; H40 East of Kenilworth (Crewe Lane, Southcrest Farm and Woodside Training Centre) (640 dwellings) at £25; H42 Westwood Heath (425 dwellings) at £55; H43 Kings Hill (up to 4000 dwellings) at £55. Student housing development in the District is rated at £100. Retail development up to 2500 square metres floorspace is rated within Leamington Prime Retail Zone at £65 and outside at £0 (Nil). Retail Development comprising 2500 square metres floorspace or over in the District is rated at £105. All other developments including Hotels, Offices, Industrial and warehousing, and all other uses is rated at £0 (Nil).

Watford – with effect from 1st 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 1st 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.

Waverley – with effect from 1st March 2019. All uses at Dunsfold Aerodrome Strategic Site are nil rated. Residential developments with more than 10 units are rated at £395 in Zone A and £372 in Zone B (these zones and Zone C are shown on the map attached to the schedule). With residential developments comprising 10 or fewer dwellings the rates are £452 in Zone A and £435 in Zone B. Developments comprising old person housing (retirement and supported living) with affordable housing are rated at £118 in Zone A and £100 in Zone B whilst those without affordable housing are rated at £280 in Zone A and £268 in Zone B. Care homes are excluded from these rates. For these purposes it is provided in the Schedule that (i) Retirement housing - is often known as “Sheltered Housing” or “Retirement Living”. Retirement Housing usually provides some facilities that you would not find in completely independent accommodation. These can include secure main entrance, residents’ lounge, access to an emergency alarm service, a guest room. Extra facilities and services are paid for through a service charge on top of the purchase price or rent. To move into retirement housing you are assumed to be independent enough not to need care staff permanently on site. (ii) Supported housing - is often known as “Extra Care Housing” or “Assisted Living”. Everyday care and support will be available. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day). Service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities.

Developments comprising small convenience stores (having a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of no larger and including 300 sqm gross) are rated at £75. Supermarkets (store has a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of greater than 300 sqm gross) are rated at £65. Retail other than convenience is rated at £25 in Town Centres shown on maps 5-8 attached to the Schedule and at £95 out of town centres. All other uses including care homes are nil rated. It is stated in the Schedule that for the avoidance of doubt 'Care homes' are excluded from this older person housing charge and are separately considered as 'All other uses' and therefore a zero CIL rate will apply to development meeting the following definition - residential care homes or nursing homes where integral 24 hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.

Wealden – with effect from 1st April 2016 and excluding the area covered by the South Downs National Park Authority. Residential developments are charged at £200 in higher band and £150 in the lower band (which bands are shown on map attached to schedule). Retail which is wholly or mainly convenience retail is charged at £100 whilst wholly or mainly comparison retail is charged at £20. All other developments are nil rated.

West Berkshire – with effect from 1st 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 (part of Dorset Council) – with effect from 18th July 2016. Residential developments (C3) are rated at £100. For these purposes "dwellings" include houses and flats and dwellings used as second homes, but exclude affordable housing. Dwellings with restricted holiday use are also rated at £100. These include holiday lets i.e. residential houses which are restricted to holiday use. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents. Essential rural workers' dwellings are rated at £0. This is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision. All other developments are zero-rated. All developments on the following Strategic Site Allocations are zero-rated namely: Littlemoor Urban Extension – LITT1 Chickerell Urban Extension – CHIC2 Land at Crossways – CRS1 Land at Vearse Farm – BRID 1. There is a map on the Dorset council website showing the areas.

West Lancashire – with effect from 1st 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.

West Lindsey – with effect from 22nd January 2018. Residential developments comprising houses are rated £25 in Zone 1; £15 in Zone 2; £20 in Zone 3; and £0 in Zone 4 (which zones

are shown in the attached maps to the Schedule). Apartments are rated at £0 in all zones. Developments involving Convenience Retail (everyday items including food, drink and non-durable household goods) are rated at £40 across the district. All other uses (including comparison retail and retail warehousing) are zero-rated.

Westminster – with effect from 1st May 2016. Residential developments (including all residential C use classes) are rated at £550 in the Prime Residential Area; £400 in the Residential Core Area; and £200 in the Fringe Residential Area (which areas are shown on the Residential Zones charging map in Appendix A to the Schedule). All commercial developments (including offices, hotels, nightclubs and casinos, and retail (all ‘A’ use classes and sui generis retail)) are rated at £200 in the Commercial Prime Area; £150 in the Commercial Core Area; and £50 in the Fringe Commercial Area (which areas are shown on the Commercial Zones Charging map in Appendix A). All other uses are zero-rated.

Weymouth Portland (part of Dorset Council) - with effect from 18th July 2016. Residential developments (C3) are rated at £80 in Portland and £93 in all other areas. For these purposes “dwellings” include houses and flats and dwellings used as second homes, but exclude affordable housing. Dwellings with restricted holiday use are rated at £80 in Portland and £93 in all other areas. These include holiday lets i.e. residential houses which are restricted to holiday use. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents. Essential rural workers’ dwellings are rated at £0. This is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision. All other developments are zero-rated. All developments on the following Strategic Site Allocations are zero-rated namely: Littlemoor Urban Extension – LITT1 Chickerell Urban Extension – CHIC2 Land at Crossways – CRS1 Land at Vearse Farm – BRID 1. There is a map on the Dorset council website showing the areas.

Wiltshire – with effect from 18th 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 7th 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.

Windsor & Maidenhead – with effect from 1st September 2016. Residential developments (including retirement (C3) and extra care homes (including C2, sheltered housing, retirement housing, extra care homes and residential care accommodation) are rated at £0 in Maidenhead town centre (AAP area); at £100 in Maidenhead urban area; and at £240 in the rest of the borough. Retail warehouse developments are rated at £100 across the borough. For these purposes retail warehouses are large stores specialising in the sale of comparison goods, DIY items and other ranges of goods catering mainly for car borne customers. Developments comprising all other retail uses, office use and all other uses are rated at £0 across the borough.

Woking – with effect from 1st 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 6th 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.

Worcester – with effect from 4th September 2017. Student accommodation is charged at £100; Food Retail (Supermarkets) at £60; Retail warehouses at £60 and Residential, Shops, Hotels, Industrial and Office and all other uses (including education, health and community uses) at £0. Retail warehousing includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Food Retail (Supermarkets) is defined as a supermarket is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for

their main weekly shop. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car borne customers. Education, health, community and other uses includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2).

Worthing – with effect from 1st October 2015. Residential developments (C3) are rated at £100 in Zone 1 and zero-rated in Zone 2 (which zones are shown on the map in Appendix 1). Retail development (A1-A5) excluding ancillary car parking is rated at £150 in both zones.

Wychavon – with effect from 5th June 2017. Residential development (includes buildings classed as 'dwellinghouses' within class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) but excludes Extra Care / Sheltered Accommodation (which consists of self-contained homes for older people, with access to on-site care and/or other on-site facilities)) is rated at £0 for main urban areas (Droitwich, Evesham and Pershore) and Strategic Sites listed in table 2 and otherwise is rated at £40. Student accommodation developments are rated at £100. Food retail supermarkets (which is a retail shop selling food and household items on a self-service basis with the products usually, but not necessarily, arranged in aisles. It may also, but not necessarily, include a range of comparison goods in the overall retail mix. Customers may use a supermarket for their main weekly shop.) is rated at £60. Retail warehousing (which includes all non-food retail units without restriction to size, specialising in the sale of household goods (for example: carpets, furniture, electrical goods), DIY items and other ranges of goods. Generally their construction shows a much greater visual similarity to warehousing than to that of standard shop units. Retail warehouses usually occupy a single floor, the majority of which is devoted to sales, with some ancillary storage and office use. They may be sited singly or grouped together, most frequently in fringe or out of town locations and cater mainly for car borne customers) are rated at £60. All other uses including shops, hotels, industrial, office, education, health and community uses (which includes buildings that are often provided by the public sector, not for profit and charitable sectors and include the following classes within the Town and Country Planning (Use Classes) Order 1987 (as amended): residential institutions (C2, C2a), non-residential institutions (D1) and assembly and leisure uses (D2)) are zero-rated.

Wycombe – with effect from 1st 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.

Part 2 – Authorities which have instigated a review

- (i) East Devon – consultation on a draft revised charging schedule has begun in 2019. It is proposed to increase CIL rates for residential developments by £50 psm; to exclude rural exception sites from residential rates; to remove Cranbrook from CIL charges; and to reduce rates on out of town retail development.
- (ii) Exeter – a review was approved at a Council meeting on 9th July 2019 and is expected to take two years.
- (iii) Fareham – consulted on a revised draft charging schedule in 2014 with a view to introducing it 2015 but that has not happened.
- (iv) Haringey - instigated a review in March 2017 which relates only to the Eastern charging zone of the borough. The reason is the increase in property prices in that zone. Currently the CIL rate is £15 for residential development including warehouse living and student accommodation. It is proposed to sub-divide the Eastern charging zone leaving the CIL rate the same in the Northern part whilst increasing the CIL rate to £130 in the southern part.
- (v) Havant – has consulted on a draft charging schedule which it is now proposed to take to examination. It involves increases in some of the CIL rates in particular with regard to certain residential and retail developments.
- (vi) Hounslow – a preliminary draft charging schedule has been published which is being consulted on with a view to a further draft charging schedule being produced.
- (vii) Lewisham – it is proposed to publish a draft new schedule in 2019 with significantly increased rates (residential rates proposed to increase from £100 and £70 to £200 and £125 and the other current rate from £80 to £160).
- (viii) London Legacy Development Corporation – a draft revised charging schedule is being examined. This proposes the increase of the residential rate from £60 to £73.90; increase most rates other than residential from £100 to £123.17; extend retail comparison rate from Strategic Retail Area to whole of areas; increase rate for all other uses from £0 to £20.
- (ix) London Mayoral – with effect from 1st April 2019 a new charging schedule has been introduced which increase the general rates; imposes specific charges in the Isle of Dogs and Central London for office, hotel and retail developments; moves a few authorities into different charging zones.
- (x) Newark & Sherwood – the original Charging Schedule was reviewed and a new Charging Schedule introduced in 2018.
- (xi) Oxford City Council – has consulted towards the end of 2018 on a draft revised charging schedule which it was then going to send to examination. It is proposed to increase the original £100 and £20 CIL rates to £200 and £50. This includes retail (A1-A5) use; business use (B1, B2 and B8); and residential use (C1-C4).

- (xii) Poole - the original Charging Schedule was reviewed and a new Charging Schedule introduced in 2019.
- (xiii) Redbridge – a consultation has just ended in January 2019. It is proposed to replace the fixed rate of £70 for all chargeable developments across the Borough by differential rates in different zones. The highest residential rate will be £75 whilst hotel, student accommodation and retail developments will be at the rate of £150.
- (xiv) Tower Hamlets – a review is being conducted with a supplementary consultation ending in April 2019. It is proposed to increase the CIL rates across all developments; change the areas covered by the charging zones; and will incorporate in the charging zones the large allocated sites currently subject to a nil charge.
- (xv) Waltham Forest – a consultation on a preliminary draft revised charging schedule has started with the aim of implementing a new charging schedule. It is proposed that residential development, including private care/retirement homes be increased in Zone A from £65 to £76 and in Zone B from £70 to £120; a new rate be added in relation to student accommodation and large scale purpose built shared living to be rated at £0 in Zone A and £120 in Zone B; the rate for convenience based supermarkets/superstores and retail warehousing be increased from £150 to £176; the rate for hot food takeaways and restaurants be increased from £80 to £94; the rate for betting shops be increased from £90 to £106; and the rate for hotels be increased from £20 to £23.