



# Community Infrastructure Levy

## Charging Schedule and Priorities for Spending

March 2014



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## Purbeck Community Infrastructure Levy (CIL) Charging Schedule

### What is CIL?

CIL is a tariff-based levy on development across the district, which takes the form of a charge per square metre. It replaces heathland and transport contributions that the Council has collected from development from 2007-2014. Monies raised from it will contribute to district infrastructure identified in the infrastructure plan. The Council's priorities for spending these monies are set out at the back of this document.

### Date of Commencement:

This schedule shall commence on **5 June 2014**.

Further information on how the Council is implementing CIL can be found at <http://www.dorsetforyou.com/purbeck-community-infrastructure-levy> .

### The Charging Schedule

The Council will charge different types of developments as follows:

Use Class	Development Type	CIL Rate (£/sq.m)	
A1	Retail	£75	
A2	Financial & Professional Services in town centre	£20	
A3	Restaurants / Cafes	£20	
A4	Drinking Establishments	£20	
A5	Hot Food Takeaways	£20	
B1 (a)	Offices	Nil	
B1 (b)	Research & Development	Nil	
B1 (c)	Light Industrial	Nil	
B2	General Industrial	Nil	
B8	Storage & Distribution	Nil	
C1	Hotels & Guesthouses	Nil	
C2	Residential Institutions	Nil	
	Care Homes	Swanage / The Coast	£100
		Wareham / Purbeck Rural Fringe	£30
		Upton / Purbeck Rural Centre	Nil
C3	Sheltered and Retirement Housing	Swanage / The Coast	£100
		Wareham / Purbeck Rural Fringe	£30
		Upton / Purbeck Rural Centre	Nil
C3/C4	Other Residential Dwellings	Swanage / The Coast	£180
		Wareham / Purbeck Rural Fringe	£100
		Purbeck Rural Centre	£30
		Upton	£10
D1	Non Residential Institutions	Nil	
D2	Assembly & Leisure	Nil	

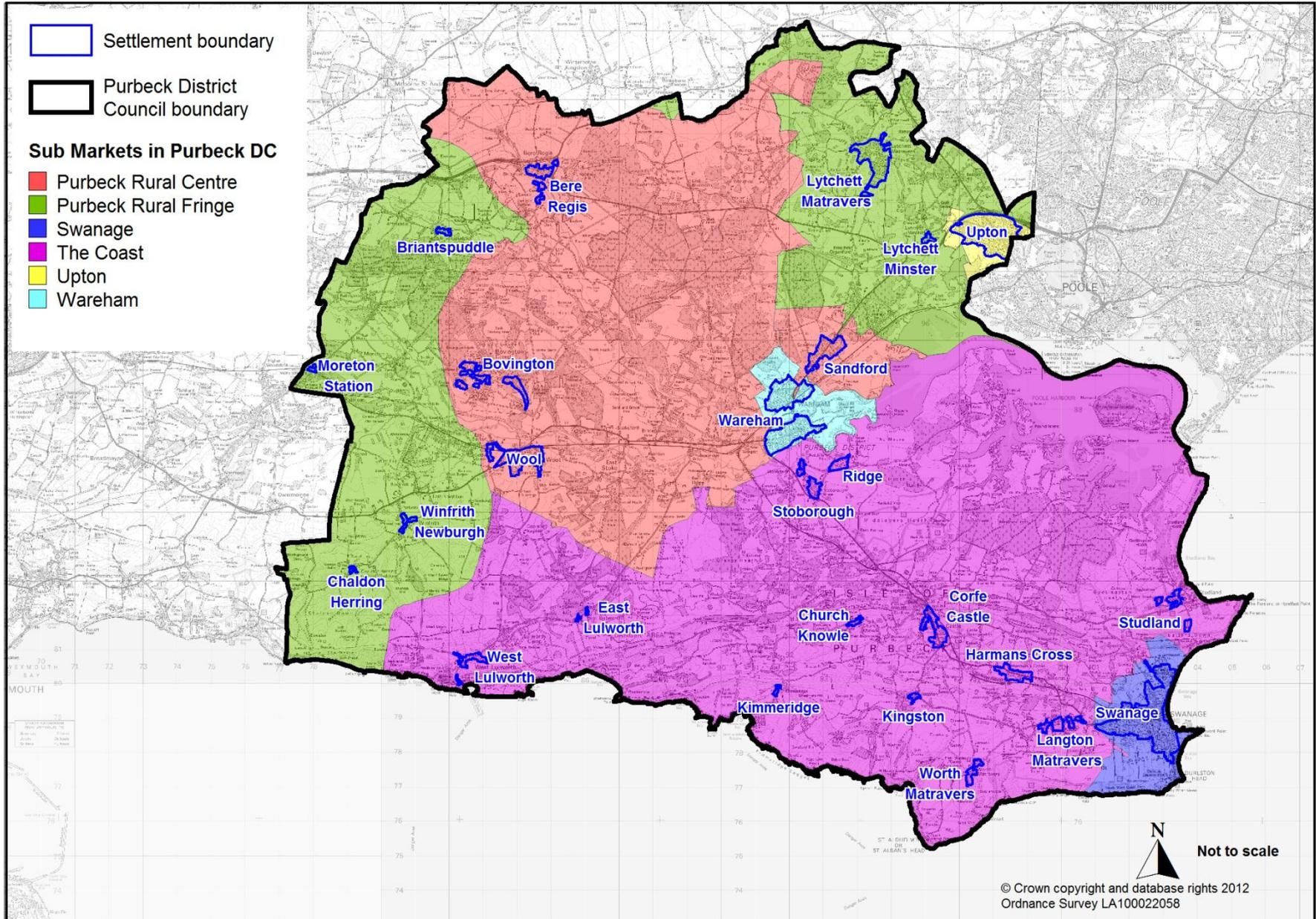
### Calculating the chargeable amount

The Council will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with the relevant formulae in the Community Infrastructure Levy Regulations (as amended).

### The Charging Zones

The Charging Zones for residential dwellings development (C2/3/4) are set out on the map overleaf:

# Residential sub-markets in Purbeck



## Proposed Priorities for CIL Funding (Regulation 123 List)

Regulation 123 of the Community Infrastructure Levy Regulations 2010 restricts the use of planning obligations (often referred to as section 106 agreements as part of a planning permission) for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy, to ensure that there is no duplication between the two types of development contributions. In order to make this transparent, the Council must publish a list of infrastructure that may be funded from CIL. The list below sets out those infrastructure projects the Council intends will be, or may be, wholly or partly funded by CIL. In accordance with Regulation 123, development contributions to the projects listed below will not be sought through planning obligations.

The Council will review this list at least once a year, as part of its role in monitoring the collection and spending of CIL.

### Infrastructure projects to be funded at least in part by the CIL:

- Heathland Mitigation – this is essential to enable residential development to come forward without causing harm to protected heathland, and will include:
    - Suitable Alternative Natural Greenspace (SANGs) to the north of the district;
    - Visitor access management, wardening, education, and monitoring;
    - Visitor access management of Winfrith Heath;
    - Visitor access management at Studland; and
    - Visitor access survey and recreation strategy to inform site and visitor access management at Arne/Hartland/Stoborough.
  - Swanage to Wareham Rail Reconnection – the Council is committed to finding funding towards the reconnection which is part of the Purbeck Transportation Strategy.
  - Projects identified as critical to the delivery of Purbeck Local Plan Part 1 as set out in the infrastructure plan. These include:
    - Purbeck Transportation Strategy infrastructure projects:
      - A35 / A351 Baker's Arms roundabout improvements;
      - Public transport service enhancements;
      - Upton footway / cycleway improvements; and
      - Swanage sustainable transport improvements;
    - Education infrastructure;
    - Other Social Infrastructure, including libraries; and
    - Green Infrastructure, including sports, recreation and play areas not linked to housing allocations in the Purbeck Local Plan Part 1
- so far as not included under previous headings in this Regulation 123 list.

The Council will update the infrastructure plan regularly. The projects listed above will be prioritised at a later date.