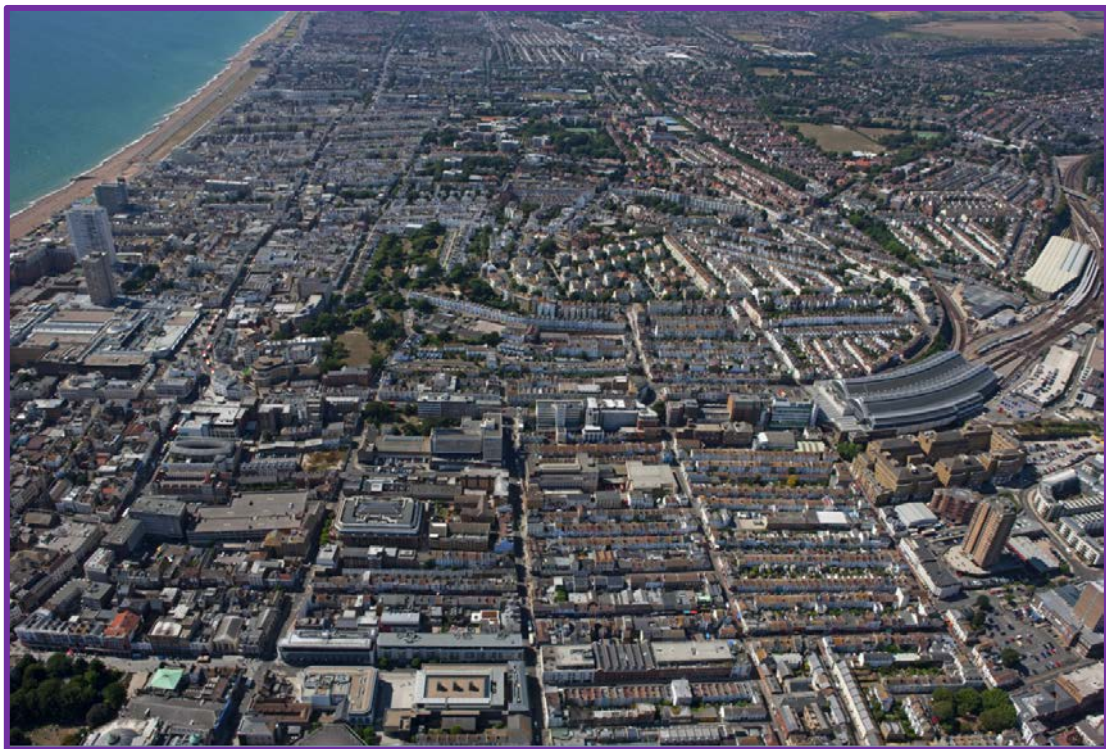


Appendix 2
Community Infrastructure Levy
Draft Charging Schedule including Statement of
Modifications
Brighton & Hove City Council

November 2018



Views over the City of Brighton & Hove

Contents

Introduction	3
The Charging Authority and Charging Area	3
How the chargeable amount will be calculated	3
Reporting, Monitoring and Review	3
Charging Schedule	4
CIL Policies	5
CIL and Existing Planning Permissions	5
The Evidence Base	5

Appendix One

CIL - Draft Charging Schedule map November 2018	6
DCS map Nov 2018 - Detail No. 1: City West	7
DCS map Nov 2018 - Detail No. 2: City East	8



Easterly views towards Marine Parade, Brighton



The Community Infrastructure Levy (CIL)

Introduction

A Draft Charging Schedule (DCS) was published by Brighton & Hove City Council and consulted upon in 2018 in accordance with the Planning Act 2008 (as amended by the Localism Act 2011) and the Community Infrastructure Levy Regulations 2010 (as amended). A Statement of Modifications to the above Draft Charging Schedule has been prepared and submitted to the Examiner alongside the Draft Charging Schedule.

The Charging Authority and Charging Area

The Charging Authority and Collecting Authority is Brighton & Hove City Council.

The charging area covers the administrative area of Brighton and Hove City Council excluding the South Downs National Park area. The National Park Authority is the charging authority for its own CIL Charging Schedule implemented on 1st April 2017.

How the chargeable amount will be calculated

The Council will calculate the 'chargeable amount' of CIL using Part 5 of the CIL Regulations 2010 (as amended) and the formal calculation methodology therein. The key themes of calculating a CIL charge is that CIL will be charged on the net additional internal floor area of development, once exempted development types and other eligibility considerations as set out in the CIL Regulations (as amended) have been taken into account.

The Council will use the indexing as set out in the CIL Regulations 2010 (as amended).

[At submission stage regulations set out an index linked to the 'All-In Tender Price Index' of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors. Where relevant the council will apply the most recent BCIS finalised figure published before the previous 1 November, with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice 6th edition definition of Gross Internal Area used to calculate chargeable floor space.]

Reporting, Monitoring and Review

To ensure an appropriate CIL rate that allows for changing market and other influences on development viability and deliverability, the Council will put in place an appropriate reporting, monitoring and review framework. This may be in the form of an Infrastructure Funding Statement or reporting within the Council's Authority Monitoring Report (AMR) – subject to Government review at time of drafting.

It is also anticipated that the CIL charging schedule and its rates will be reviewed within a 3 to 5 year time period from its commencement date, or at an earlier date if changing market conditions support this.



Charging Schedule

Following independent examination and approval, the rates below will be non-negotiable.

Table 1

Use	Location	Levy (£/sq. m)
Residential - applies to C3 use class Zone areas are shown on Map in Appendix 1	Zone 1	175
	Zone 2	150
	Zone 3	75
Private care residential homes with a degree of self-containment including Extra Care and Assisted Living Zone areas are shown on Map in Appendix 1	Zone 1 & Zone 2	100
Nil CIL charge zone Nil CIL charge zone boundaries are shown on Map in Appendix 1	DA2 Brighton Marina, Gas Works and Black Rock Area King Alfred Leisure Centre/RNR site Brighton General Hospital site	0
Purpose Built Student Housing / Purpose Built Shared Living Accommodation	City Wide	175
Retail – Larger format – Retail warehousing / Supermarkets	City Wide	100
Retail - Other shopping units development	City Wide	50
All other development uses	City Wide	0

Notes:

Nil CIL charge zone boundaries as set out in the Adopted Brighton and Hove City Plan Policies;



Purpose Built Student Housing category – includes Purpose Built Shared Living Accommodation set around cluster type accommodation and/or studio units commensurate with PBSA standards

Retail – Larger format:

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/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 - Other shopping units development: includes city centre comparison retail

CIL policies

The council intends to consider the appropriateness of introducing installment and payment in kind policies allowed for under the CIL Regulations.

To implement these, the Council would publish these policies on its website in accordance with the notification requirements. Such policies would not be part of the charging schedule and could be changed independently of it.

CIL and Existing Planning Permissions

Developments which receive planning consent and have concluded section 106 agreements prior to the commencement date of a CIL Charging Schedule, will not be liable to CIL.

The Evidence Base

The Council has struck an appropriate balance between the desirability of funding infrastructure from the levy and the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

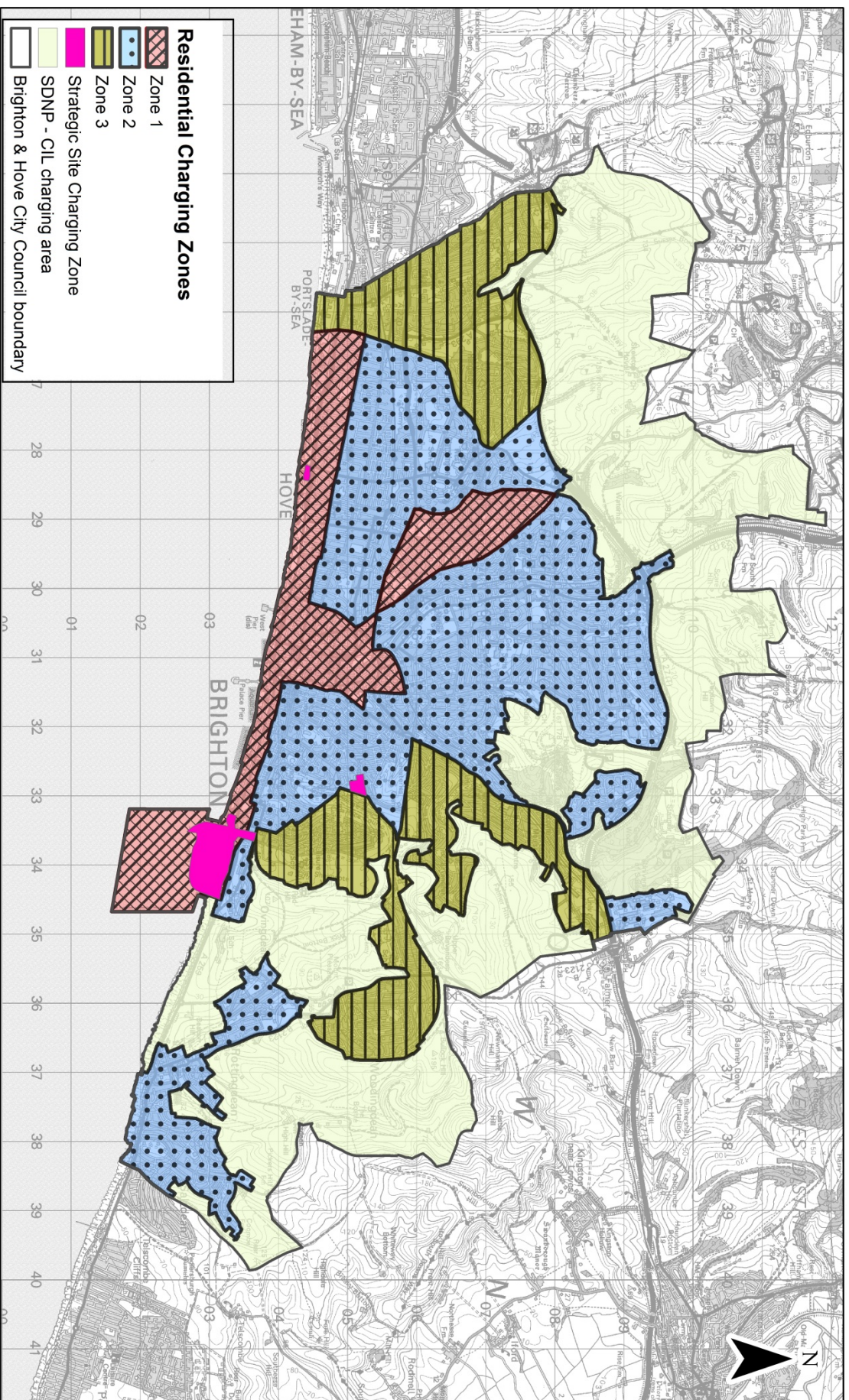
The Council's CIL viability assessment informs and underpins the rates and geographical areas within this DCS.

The June 2017 Infrastructure Delivery Plan (IDP) was agreed by the Tourism Development and Culture committee as 'an evolving part of the evidence base for an emerging Community Infrastructure Levy (CIL) Charging Schedule and Regulation 123 list' and evidences a funding gap in the provision of infrastructure and justifies the collection of CIL. A draft Infrastructure List informed, and was consulted upon alongside, the published CIL Draft Charging Schedule.

The Local Development Plan for Brighton and Hove at time of writing consists of the Brighton & Hove City Plan Part One 2016, retained policies of the Brighton & Hove Local Plan 2005, the East Sussex, South Downs and Brighton and Hove Waste & Minerals Plan (2013) and the East Sussex, South Downs and Brighton and Hove Waste & Minerals Sites Plan (2017).



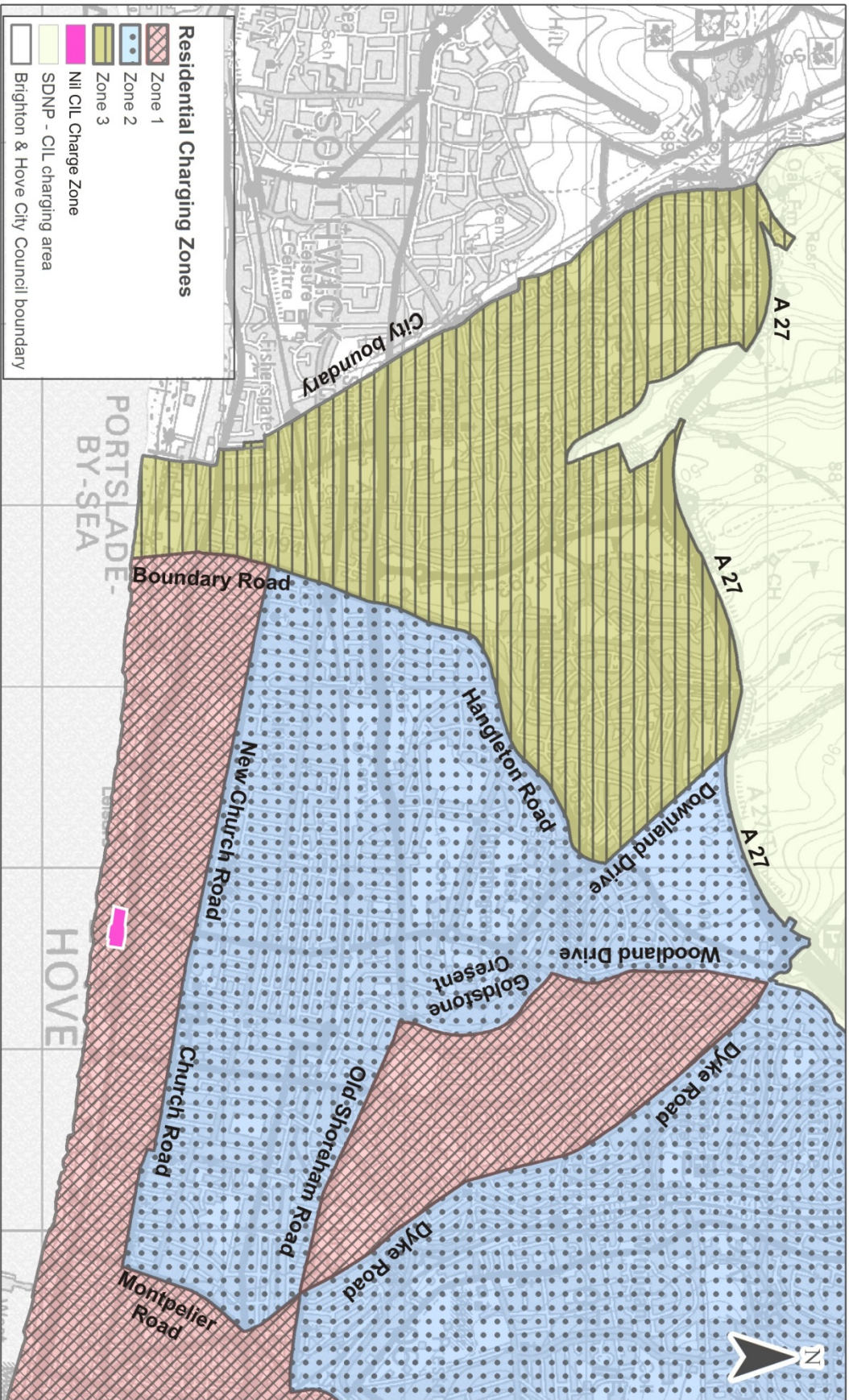
Appendix 1 Community Infrastructure Levy - Draft Charging Schedule map as amended by Statement of Modifications 2018 Brighton & Hove City Council



© Crown Copyright. All rights reserved. Licence: 100020999, Brighton & Hove City Council, 2018. City Development & Regeneration, October 2018.

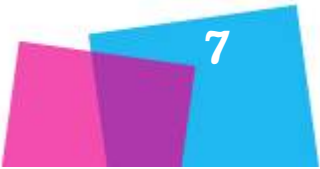


Appendix 1 Community Infrastructure Levy - Draft Charging Schedule map as amended by Statement of Modifications 2018 Brighton & Hove City Council - Detail: No. 1 : City West

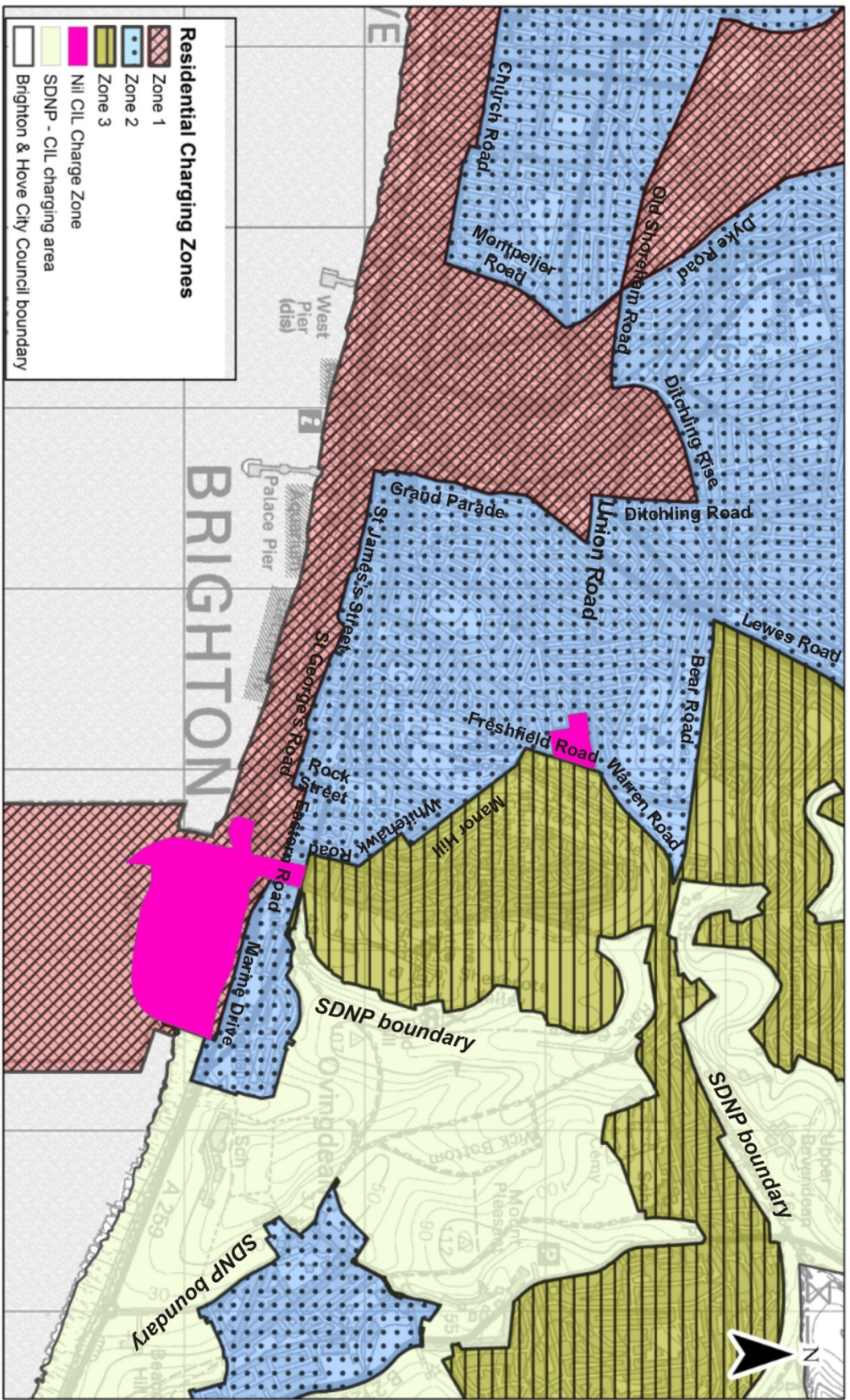


Scale: 1:26,720

© Crown Copyright. All rights reserved. Licence: 100020999, Brighton & Hove City Council, 2018. City Development & Regeneration, August 2018.



Appendix 1 Community Infrastructure Levy - Draft Charging Schedule map as amended by Statement of Modifications 2018 Brighton & Hove City Council - Detail: No. 2 : City East



© Crown Copyright. All rights reserved. Licence: 100020999, Brighton & Hove City Council, 2018. City Development & Regeneration, October 2018. Brighton & Hove City Council

