

FAREHAM

BOROUGH COUNCIL

Community Infrastructure Levy

Revised Charging Schedule

Purpose

This schedule sets out the Community Infrastructure charging rates set by Fareham Borough Council.

Date of Approval

This charging Schedule was approved by Fareham Borough Council on 10 June 2021.

Effective Date

This Charging Schedule shall take effect on 15 June 2021.

Charging Rates

Type of Development (see Note 1 below)	CIL charge per m ²	
	Rest of Fareham Borough	Welborne (see annex 1 and Note 2 below)
Residential falling within Class C3(a) & (c) and C4	£105 ¹	£0
Care homes falling within Class C3(b) and C2	£60	£0
Hotels falling within Class C1	£35	£0
Retail falling within Class A1:		
Comparison retail (see Note 3 below) in the centres as shown on the map at annex 2	£0	£0
All Other Retail (see Note 4 below)	£120	£0
Standard Charge (applies to all development not separately defined above, for example: offices, warehouses and leisure and educational facilities)	£0	£0

Note 1 – References above to Classes are to the Use Classes as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended).

¹ The CIL Regulations specify that the index to be used is the —National All-in Tender Price Index published from time to time by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors; and the figure for a given year is the figure for 1st November of the preceding year. In the event that the All-in Tender Price Index ceases to be published, the index to use will be The Retail Prices Index.

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Note 2 – For the purposes of this Schedule, the area defined as Welborne is that as set out by The Welborne Plan, Part 3 of the Fareham Borough Local Plan.

Note 3 - Reference to "comparison retail" means the selling of clothing and fashion accessories, footwear, household appliances (electric or gas), carpets and other floor coverings, furniture, household textiles, glassware, tableware and household utensils, computers, books, stationary and art materials, recorded music/videos, recording media and equipment, audio-visual equipment, musical instruments and accessories, games and toys, photographic, video and optical equipment, DIY equipment for the maintenance and repair of dwellings, tools, jewellery, clocks and watches, sports equipment, goods for outdoor recreation, telephony equipment and bicycles and accessories.

Note 4 - For the purposes of this schedule, a comparison retail unit is a unit in which it is intended to utilise more than 50% of the gross retail floor area for the sale of comparison goods as defined by Note 3 above.

Calculating the Chargeable amount of CIL

CIL is charged on all new developments which create more than 100m² of floor space and on those developments, which create 1 or more new dwellings, even where the floor space is less than 100m². The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

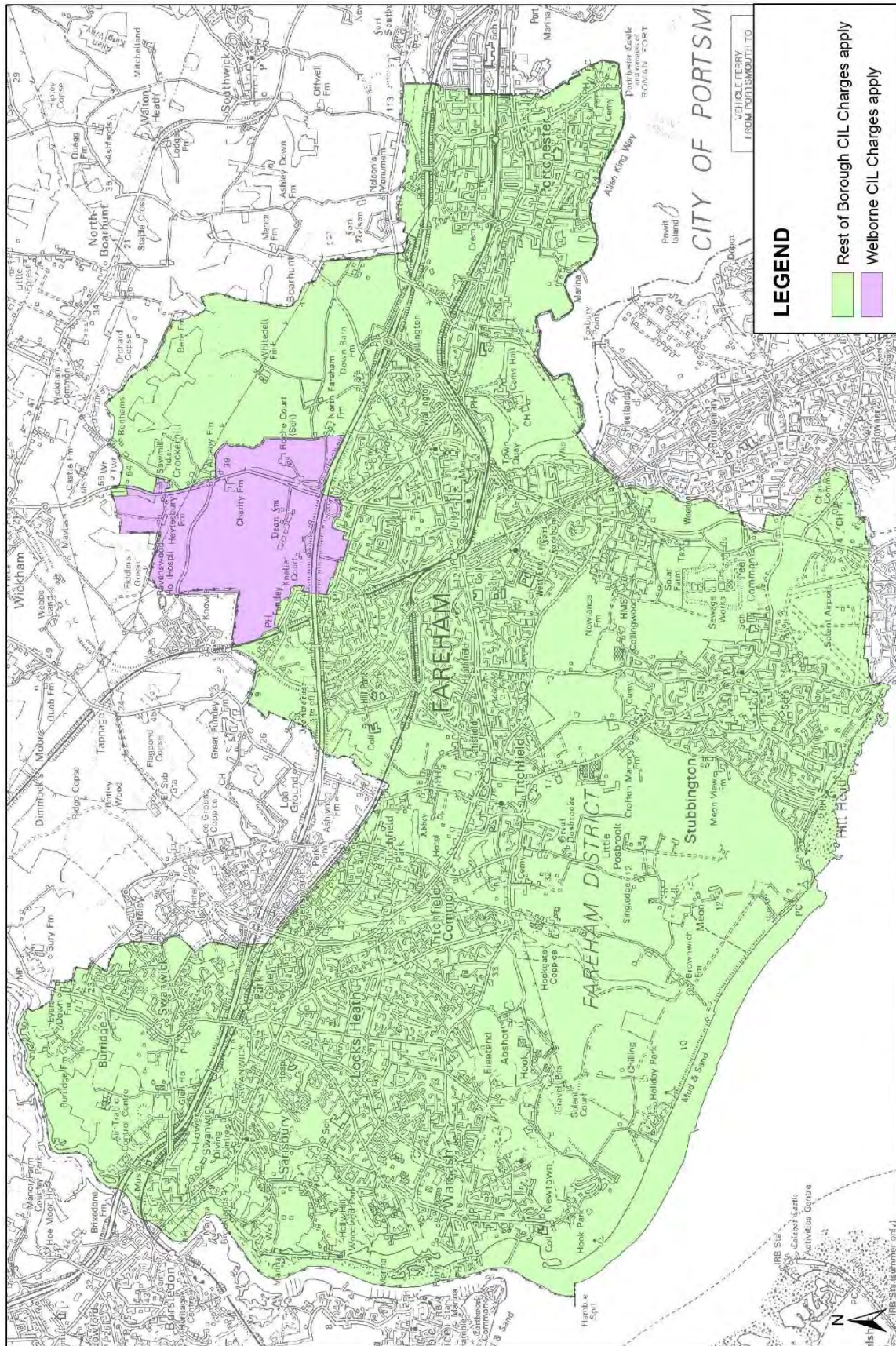
Statement of Conformity

This Charging Schedule has been issued, approved and published in accordance with the requirements of Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 as amended by The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

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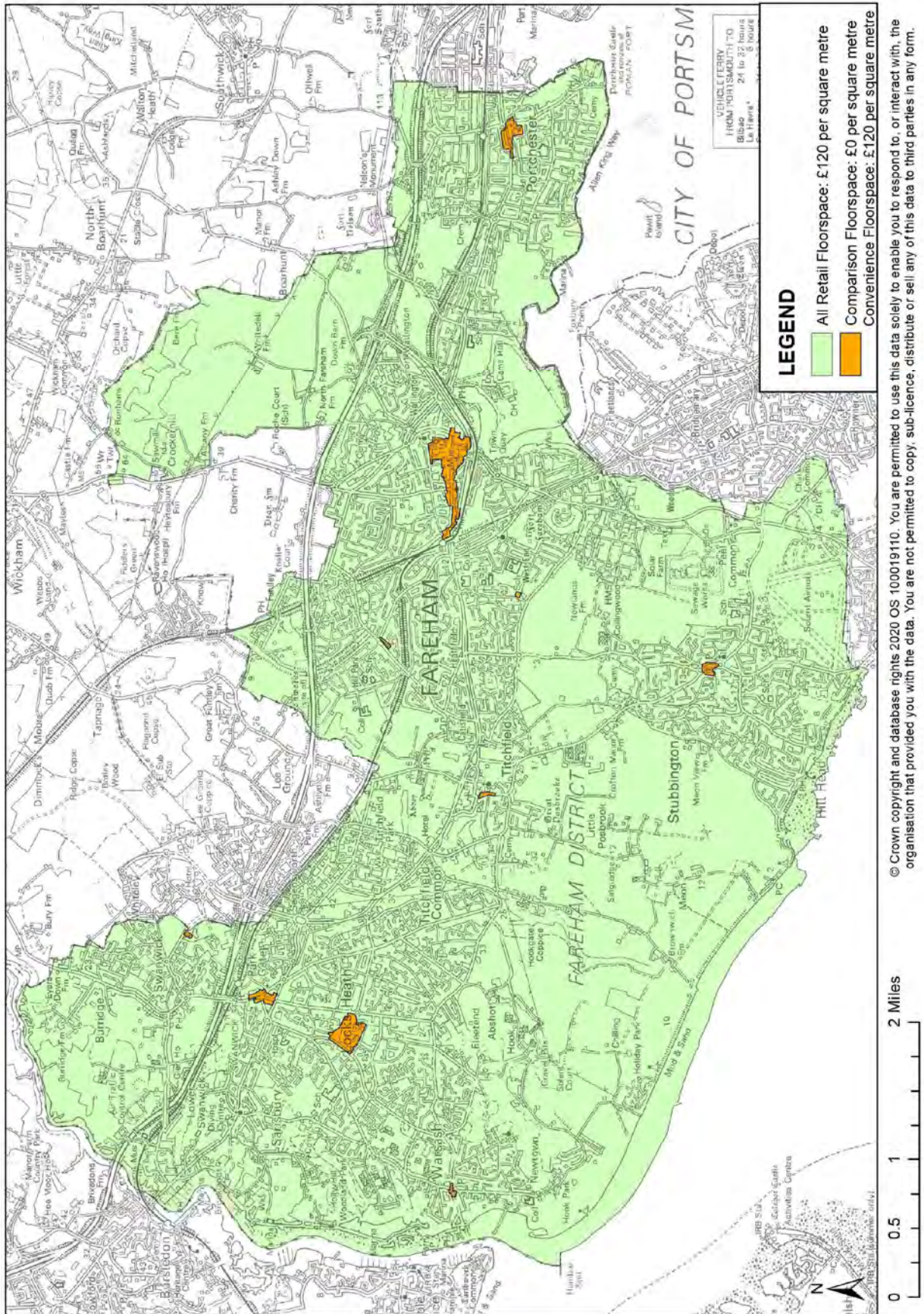
Annex 1: Residential Charging Zones



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Annex 2: Comparison Retail Charging Zones



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