

Tewkesbury Borough Council Community Infrastructure Levy (CIL) Draft Charging Schedule: Proposed Modifications

Changes are highlighted in **bold** with ~~strike-through~~ indicating deletions and underline indicating additions.

Modifications					
	Document Reference/Page/Para Number	Modification			Reason for Modification
MOD 1	CIL Draft Charging Schedule – Table 1.2	Delete the following rows from Table 1.2:			Required changes following the Inspector's findings in the JCS Interim Report
			Recommended CIL	Recommended Affordable Housing (AH)	
	Strategic Sites	A2 North Churchdown	£35	35%	
		A6 Leckhampton	£35	35%	
		A8a MOD Ashchurch	£0	35%	
		A8b MOD Ashchurch	£35	35%	
MOD 2	CIL Draft Charging Schedule – Table 1.2	Add a new row in Table 1.2:			Required changes following the Inspector's findings in the JCS Interim Report
			Recommended CIL	Recommended Affordable Housing (AH)	
	Strategic Sites	<u>B2 Twigworth</u>	<u>£35</u>	<u>35%</u>	
MOD 3	CIL Draft Charging Schedule – New	Add new section:			To ensure compliance with the Regulations and

	<p>section to be added after para 1.7.1</p>	<p><u>Calculating the CIL Chargeable Amount</u></p> <p><u>CIL charges will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended.</u></p> <p><u>The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floor space of all new development, except:</u></p> <ul style="list-style-type: none"> • <u>Minor development: that is buildings or extensions where the gross internal area of new build is less than 100m², other than where the development will comprise one or more new dwellings (in which case the new dwellings will constitute ‘Chargeable Development’, irrespective of their size);</u> • <u>Where the CIL chargeable amount is calculated to be less than £50;</u> • <u>Where the development is of buildings into which people do not normally go, or which they go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;</u> • <u>Where the development is exempt under Part 6 of the CIL Regulations (as amended); or</u> • <u>Where Tewkesbury Borough Council as ‘Charging Authority’ has in this schedule applied a £0m² rate, based on viability evidence, therefore not levying a charge on that intended development due to its use, location or size.</u> <p><u>All CIL Liability will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index or any other Price Index in accordance with the CIL Regulations (Regulation 40).</u></p> <p><u>As set out in the Regulations, the calculation of the chargeable amount is based on gross internal area (GIA). The definition of gross internal area is not specified in the Regulations; however, the generally accepted method of calculation is the RICS Code of Measuring Practice (6th edition, 2007).</u></p>	<p>relevant CIL legislation.</p>
<p>MOD 4</p>	<p>CIL Draft Charging Schedule - Appendix</p>	<p>Addition of ‘<u>Appendix C – Strategic Allocation Boundaries</u>’</p> <p><u>In accordance with Regulation 12 of the Community Infrastructure Levy Regulations 2010 (as amended), the following maps identify the location and boundaries of the Strategic Allocations identified within the JCS.</u></p>	<p>To ensure compliance with the Regulations and relevant CIL legislation.</p>

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A request to be heard by the examiner on the above proposed modifications may be made to the Cheltenham Borough Council by email or post.

Email: cil@gct-jcs.org

Post: JCS Community Infrastructure Levy Team, Municipal Offices, Cheltenham, Gloucestershire, GL50 9SA