Community Infrastructure Levy
Charging Schedule

The Charging Authority
The Charging and Collecting Authority is Bedford Borough Council

Date of Approval
This Charging Schedule was approved by Full Council on 5 February 2014.

Date on which the Charging Schedule has effect
This Charging Schedule has effect on 1st April 2014.

Statutory Compliance
This Charging Schedule has been published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008. In setting the rates, the Council has struck an appropriate balance between:

- the desirability of funding from CIL in whole or part the estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

Bedford Borough Council CIL Rates
CIL will be charged in pounds sterling (£) at differential rates according to the type of development set out in the schedule below:

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Area</th>
<th>CIL rate £/sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Area 1</td>
<td>Shortstown(west), Cotton End, Elstow</td>
</tr>
<tr>
<td></td>
<td>Area 2</td>
<td>South Bedford, Kempston, Shortstown (east), Stewardby</td>
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<tr>
<td></td>
<td>Area 4</td>
<td>North Bedford and Biddenham</td>
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<td></td>
<td>Area 5</td>
<td>Bletsoe, Boldhurst &amp; Keysoe, Colmworth, Felmasham &amp; Radwell, Harrold, Knotting &amp; Souldrop, Little Staughton, Odell, Pavenham, Podington &amp; Hinwick, Sharnbrook, Staploe &amp; Duloe</td>
</tr>
<tr>
<td>Other</td>
<td>Care homes, extra care and other residential institutions*</td>
<td>nil</td>
</tr>
<tr>
<td></td>
<td>Industrial B2/Warehousing B8</td>
<td>nil</td>
</tr>
<tr>
<td></td>
<td>Offices B1</td>
<td>nil</td>
</tr>
<tr>
<td></td>
<td>Convenience based supermarkets and superstores and retail warehouses (net retailing space over 280 sq m)**</td>
<td>120</td>
</tr>
<tr>
<td></td>
<td>Other uses</td>
<td>nil</td>
</tr>
</tbody>
</table>
*Dwelling units classified as C2 will qualify together with C3 units where the units directly benefit from communal facilities comprising 10% or more of the total gross floorspace

**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.

The Charging Zones

Scope of CIL
The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floorspace of all new development, except where the Charging Authority has evidence to demonstrate that there are viability reasons for not levying a charge on the intended use of development, and these are reflected in its Charging Schedule through the application of a nil rate;

The following development types will be liable for CIL:
- Development comprising 100m² or more of new build floorspace;
- Development of less than 100m² of new build floorspace that results in the creation of one or more dwellings;
- The conversion of a building that is no longer in lawful use.

The Levy applies to new development for which planning permission is granted after the Charging Schedule has taken effect, and the amount of CIL payable (the ‘Chargeable Amount’) is calculated on the day that development is first permitted by the development (which can be the day on which planning permission is granted, or the final approval of the last reserved matter, or by agreement the day on which the last pre-commencement condition of a phase is approved). In the case of permitted development, for which a planning permission is not specifically issued, it is the time at which the ‘Notification of Chargeable Development’ notice is received or served by the charging authority.

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 2010, (as amended).

Mandatory Exemptions and Relief from CIL
The CIL regulations provide for certain types of development to be exempt or eligible for relief from CIL, as set out below:

Development exempt from CIL
- The conversion of any building previously used as a dwelling house to two or more dwellings;
- Development of less than 100m² of new build floorspace, provided that it does not result in the creation of a new dwelling;
- The conversion of a building in lawful use, or the creation of additional floor-space within the existing structure of a building in lawful use;
- Development of buildings and structures into which people do not normally go (eg, pylons, wind turbines, electricity sub stations).

Development entitled to Mandatory Relief from CIL
- Development by registered charities for the delivery of their charitable purposes, as set out in Regulation 43 of the Community Infrastructure Levy Regulations 2010.
- Those parts of a development which are to be used as social housing, as set out in Regulation 49 of the Community Infrastructure Levy Regulations 2010 as amended.

Floorspace to be demolished can be deducted from the net increase in gross internal floorspace when calculating the CIL liability. However, the CIL Regulations, in particular Regulation 40(10), specify that floorspace to be demolished must have been in lawful use for a given period ending on the day on which planning permission first permits the chargeable development. The definition of lawful use is contained in Regulation 40(10) of the Community Infrastructure Levy Regulations 2010 as amended which at the time this Charging Schedule is approved, states the following:

“For the purposes of this regulation a building is in use if a part of that building has been in use for a continuous period of at least six months within the period of 12 months ending on the day planning permission first permits the chargeable development”

Discretionary Relief
The Council may also grant discretionary relief from the Levy in exceptional circumstances, subject to the provisions of the CIL Regulations 2010 as amended (which set out the
circumstances that would enable an application to be made for exceptional relief from CIL liability), and provided such relief does not constitute notifiable State Aid

**Instalment Policy**
The Council has introduced a CIL Instalment Policy, which will be offered in all cases where the total CIL liability is greater than £50,000. Details of the instalment policy are available on the Council’s website.

**Further Information**
Further information on the Community Infrastructure Levy and how CIL will be calculated is available on the council’s website – [www.bedford.gov.uk/cil](http://www.bedford.gov.uk/cil)