

APPENDIX 1

Gloucester City 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 – para 1.9.3	Delete paragraph 1.9.3 text ' As there are no Strategic Allocations within the Gloucester administrative area, these are not listed. ' and replace with ' <u>Table 1.2 also sets out the CIL rates for strategic sites that are located within Gloucester's administrative area.</u> '	Required changes following the Inspector's findings in the JCS Interim Report								
MOD 2	CIL Draft Charging Schedule – Table 1.2	Add a new row in Table 1.2: <table border="1" data-bbox="638 842 1742 1015"> <tr> <td></td> <td></td> <td>Recommended CIL</td> <td>Recommended Affordable Housing (AH)</td> </tr> <tr> <td><u>Strategic Sites</u></td> <td><u>Winnycroft</u></td> <td><u>£35</u></td> <td><u>35%</u></td> </tr> </table>			Recommended CIL	Recommended Affordable Housing (AH)	<u>Strategic Sites</u>	<u>Winnycroft</u>	<u>£35</u>	<u>35%</u>	Required changes following the Inspector's findings in the JCS Interim Report
		Recommended CIL	Recommended Affordable Housing (AH)								
<u>Strategic Sites</u>	<u>Winnycroft</u>	<u>£35</u>	<u>35%</u>								
MOD 3	CIL Draft Charging Schedule – New section to be added after para 1.7.1	Add new section: <u>Calculating the CIL Chargeable Amount</u> <u>CIL charges will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended.</u> <u>The Community Infrastructure Levy is generally chargeable on the net increase in gross internal floor space of all new development, except:</u>	To ensure compliance with the Regulations and relevant CIL legislation.								

		<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 Gloucester City 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>	
MOD 4	CIL Draft Charging Schedule - Appendix	<p>Addition of ‘<u>Appendix C – Strategic Allocation Boundary</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 boundary of the Strategic Allocation identified within the JCS.</u></p>	To ensure compliance with the Regulations and relevant CIL legislation.

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