



**PRESTON CITY COUNCIL**  
**COMMUNITY INFRASTRUCTURE LEVY**  
**CHARGING SCHEDULE**

**30<sup>th</sup> SEPTEMBER 2013**

## **THE CHARGING SCHEDULE**

### **The Charging Authority**

The Charging Authority is Preston City Council.

### **Date of Approval by Charging Authority**

This Charging Schedule was approved by Preston City Council on 22<sup>nd</sup> August 2013.

### **Date of Schedule Taking Effect**

The Charging Schedule will come into effect on 30<sup>th</sup> September 2013 following examination and subject to approval.

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

### **The CIL Rates**

The CIL rates to be charged are as follows:

<b>Development</b>	<b>CIL Charge</b>
Dwelling houses (excluding apartments)	£65 per Sq.m
Dwelling house Inner Preston Zone	£35 per Sq. m
Apartments	£0 per Sq.m
Convenience retail (excluding neighbourhood convenience stores)	£160 per Sq.m
Retail warehouse, retail parks, and neighbourhood convenience stores	£40 per Sq.m
Community uses	£0 per Sq.m
All other uses	£0 per Sq.m

### **The Preston Inner Zone and use definitions**

The Preston Inner Zone is defined in Appendix One and the various uses are defined in Appendix Two of this Schedule.

## Calculation of the CIL Charge

The Council will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, (as amended).

CIL will be charged on the total net additional floorspace created (measured as a gross internal area). The formula to calculate the charge is set out below.

Chargeable amount =

$$\frac{\text{CIL charge rate x net chargeable floor area x BCIS Index Figure (P)}}{\text{BCIS Index Figure}}$$

BCIS Index Figure (P) = the Building Cost Information Service Index figure for the year in which permission was granted

In the above calculation the BCIS Index figure on the top line is at the date of planning permission and on the bottom line at the date of the charging schedule.

The net chargeable floor area equates to the gross internal floor area of the chargeable development minus the gross internal floor area of any existing buildings that qualify for exemption on the site.

The above CIL Rates shall be tied to the “All in Tender Price Index” published from time to time by the Building Cost Information Service of the Royal Institution of Chartered Surveyors and the figure for a given year is the figure for 1<sup>st</sup> November of the preceding year. In the event that this ceases to be published the index is the retail price index and the figure for a given year is the figure for November of the preceding year. The rate charged will therefore alter depending on the year the planning permission for the chargeable development is first granted.

## **Appendix One**

### **Preston Inner Zone**

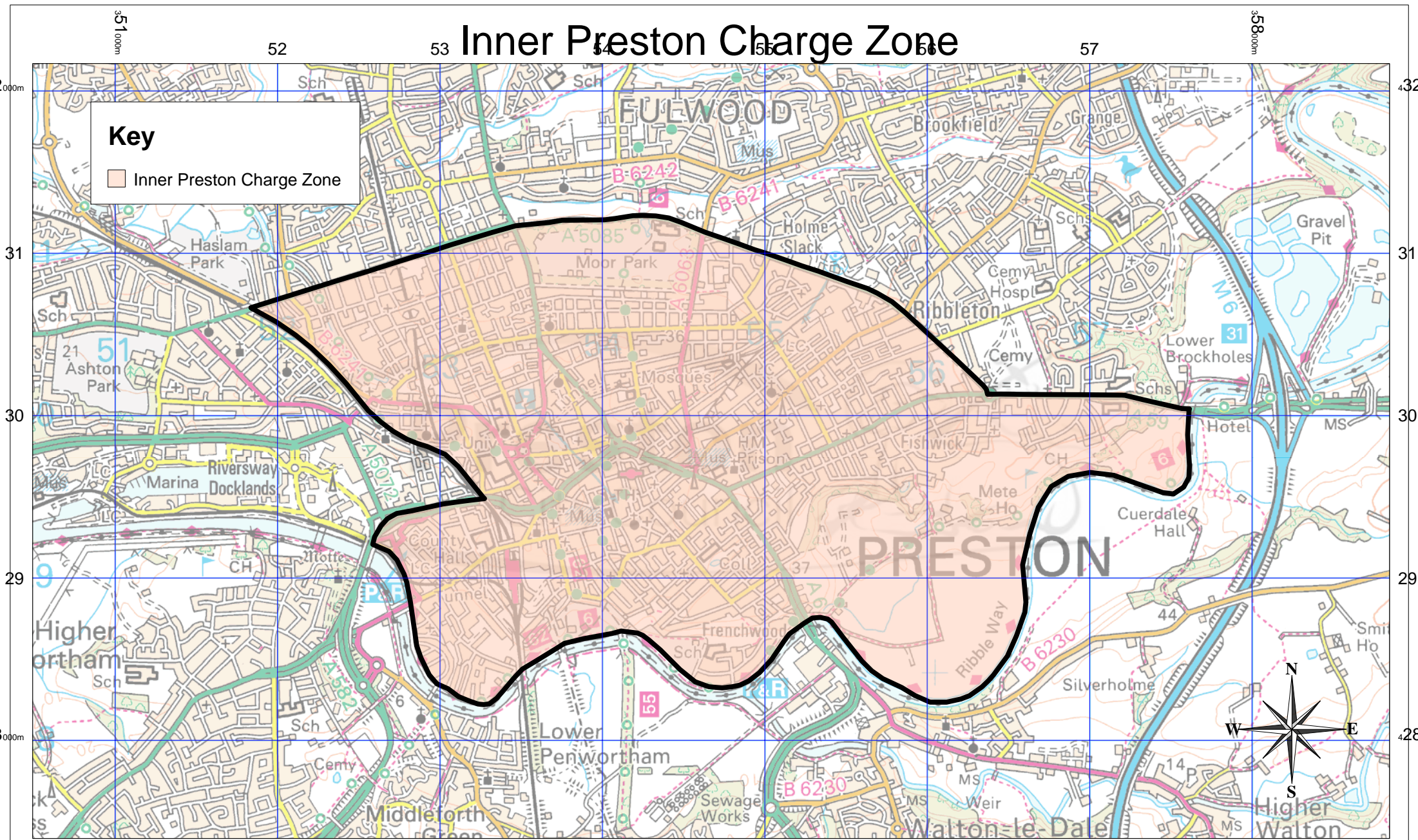
#### Description of Boundary

The boundary for the Inner Preston Zone is shown at Map 1. In broad terms, the Preston Inner Zone Includes:

- The areas adjacent to the City Centre, including Avenham, Broadgate, Plungington, Tulketh, Moor Park, Deepdale and Frenchwood, where the 19<sup>th</sup> century terraced housing stock is concentrated.
- The suburbs to the east of the City Centre, including Fishwick which are characterised by former local authority housing stock dating from the 1930's.

The boundary follows physical features such as roads, railways and watercourses. These boundaries delineate distinct areas of lower value in the Preston context.

# Inner Preston Charge Zone



**Key**

- Inner Preston Charge Zone



Town Hall  
Lancaster Road  
Preston PR1 2RL

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## Appendix Two

### Use Definitions

**Dwelling House** – is a house used for a dwelling place. The CIL charge will apply to the same definition as the Town and Country Planning (Use Classes Order) 1987, Class C3 a, b and c.

**Apartments** – due to a difference in viability, apartments are excluded from the dwelling house category and are described as dwellings with shared access and communal areas, on more than one floor, and are excluded from the dwelling house use charge and will be charged the same as 'All other uses' CIL category.

**Dwelling houses in Inner Preston** – due to a difference in viability are excluded from the dwelling house category and relate to any dwelling house development that is physically situated within the Inner Preston Zone as shown on Map 1.

**Convenience retail stores** – are shopping destinations in their own right, where weekly food shopping needs can be met and which can also include non-food floor space as part of the overall mix within the store.

**Neighbourhood convenience stores** – are stores where top-up food shopping needs can be met. These stores are not subject to restricted opening hours under the Sunday Trading Act (and so by virtue of this they will have an internal trading floor area of 280 square metres or less).

**Retail warehouses and retail parks** – are stores selling comparison goods such as bulky goods, furniture, other household and gardening products, clothing, footwear and recreational goods. These stores are of a single storey format, often with flexibility to include an internal mezzanine floor, and usually have dedicated free car parking to serve the unit or cluster of units in the case of a retail park. To avoid any confusion with convenience retail stores, a store will be considered to be a retail warehouse if 50% or more of the net trading floor area is dedicated to comparison goods.