



Bristol City Council

Community Infrastructure Levy Charging Schedule

Approved by Full Council on 18 September 2012

Takes effect on 1 January 2013

Community Infrastructure Levy (CIL) Charging Schedule

The Charging Authority

The Charging Authority is the City Council of Bristol (known as Bristol City Council).

Date of Approval

The Council approved this CIL Charging Schedule on 18 September 2012.

Date of Effect

This CIL Charging Schedule takes effect on 1 January 2013.

Statutory Compliance

This CIL Charging Schedule has been issued, approved and published in accordance with Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011), and the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011).

In setting its CIL rates in accordance with Regulation 14(1) of the Community Infrastructure Levy Regulations 2010, Bristol City Council has aimed to strike what appears to the Council to be an appropriate balance between:

- the desirability of funding from CIL (in whole or in part) the estimated total cost of infrastructure required to support the development of Bristol, 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 Bristol.

Scope of CIL

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

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 claim 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

Where planning permission is granted for a new development that involves the extension or demolition of a building in lawful use, the level of CIL payable will be calculated based on the net increase in floorspace. This means that the existing floorspace contained in the building to be extended or demolished will be deducted from the total floorspace of the new development, when calculating the CIL liability.

The definition of lawful use is contained in Regulation 40(10) of the Community Infrastructure Levy Regulations 2010, which 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”

Calculation of CIL Charge

The CIL charge to be paid by a development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 as amended by Regulation 7 of the Community Infrastructure Levy (Amendment) Regulations 2010, and as may be amended by future regulations from time to time. As set out in these regulations, CIL charges will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index.

CIL Rates

The CIL rates charged by Bristol City Council are set out in the following table:

BRISTOL CITY COUNCIL CIL CHARGING SCHEDULE	
Development Type	CIL Rate/m²
Residential (Class C3) Inner Zone	£70
Residential (Class C3) Outer Zone	£50
Commercial (Classes B1, B2 and B8)	£0
Hotels	£70
Retail	£120
Student Accommodation	£100
Residential and Non-residential Institutions (Classes C2, C2A, D1) and development by the emergency services for operational purposes	£0
Other chargeable development	£50

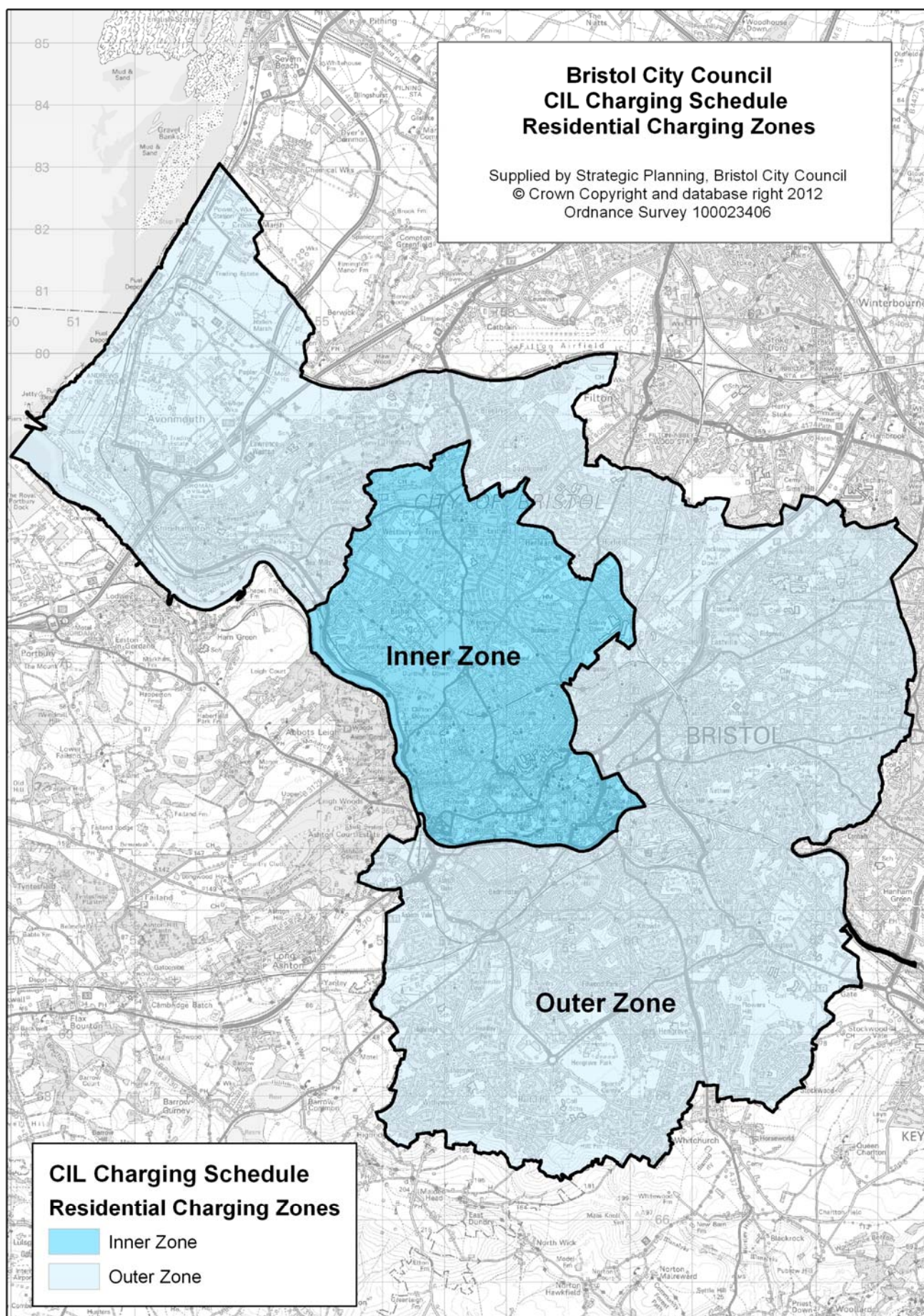
The Residential Inner and Outer Zones are shown on the Ordnance Survey map extract contained in this CIL Charging Schedule. With the exception of Lawrence Hill ward, all wards fall in either the Inner or Outer Zone, and to provide clarity, the following table identifies the Zone in which each ward falls.

Charging Zone	Wards included
Inner	Bishopston, Cabot, Clifton, Clifton East, Cotham, Henleaze, Lawrence Hill (part), Redland, Stoke Bishop, Westbury-on-Trym
Outer	Ashley, Avonmouth, Bedminster, Bishopsworth, Brislington East, Brislington West, Easton, Eastville, Filwood, Frome Vale, Hartcliffe, Henbury, Hengrove, Hillfields, Horfield, Kings Weston, Knowle, Lawrence Hill (part), Lockleaze, St. George East, St. George West, Southmead, Southville, Stockwood, Whitchurch Park, Windmill Hill

To provide further clarity, an additional map extract is contained, showing the parts of Lawrence Hill ward that fall within each Zone.

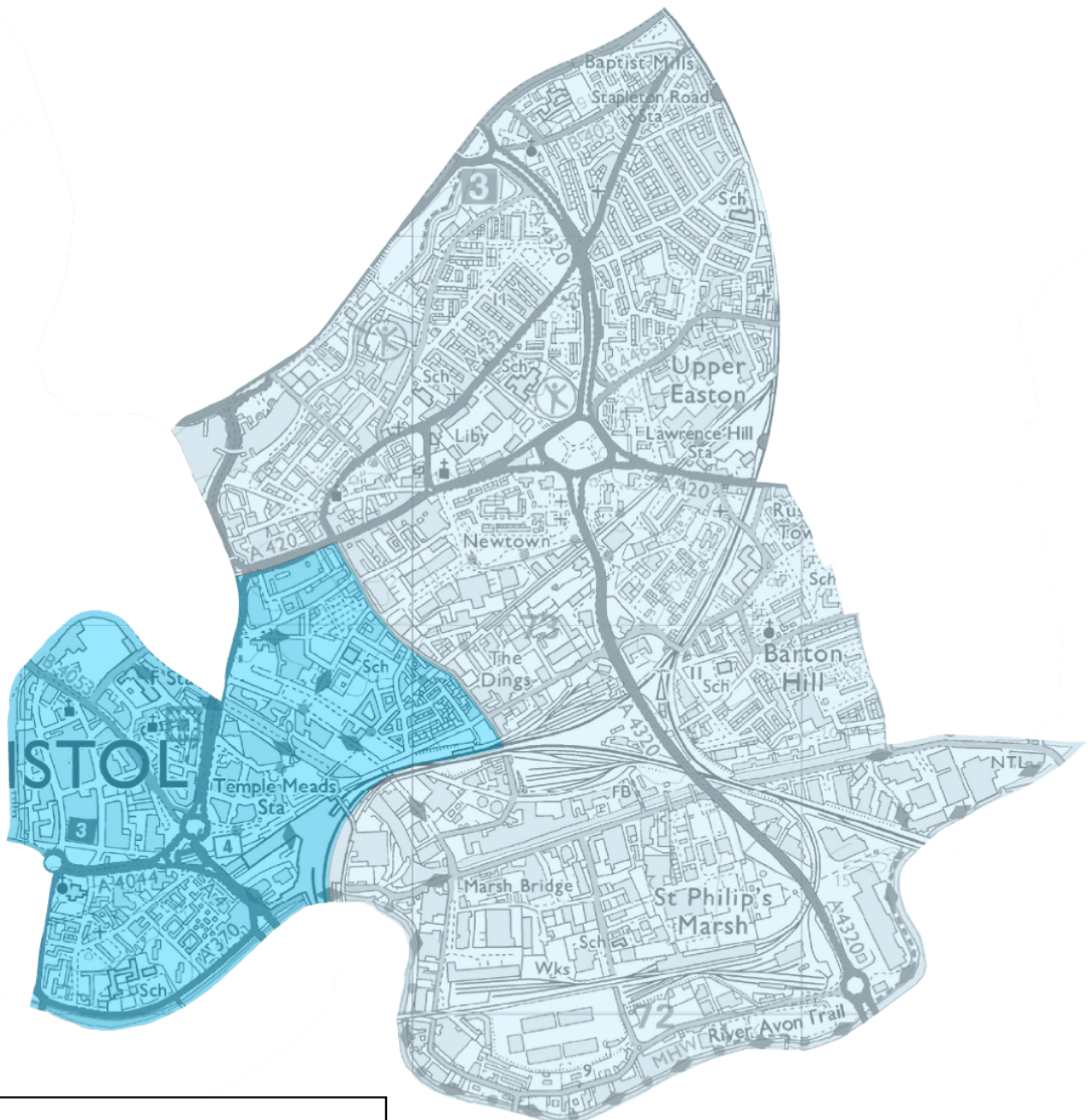
Further CIL information

Further CIL related information (including information relating to discretionary relief, instalments policy, appeals, processes for claiming charitable or social housing relief etc) is available on the Council's website, or from the Planning Obligations Manager on (0117) 903 6724 or jim.cliffe@bristol.gov.uk.





**Bristol City Council
CIL Charging Schedule
Residential Charging Zones in Lawrence Hill ward**

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Ordnance Survey 100023406



**CIL Charging Schedule
Residential Charging Zones**

-  Inner Zone
-  Outer Zone