



COMMUNITY INFRASTRUCTURE LEVY

Charging Schedule for 2025

The Charging Authority	The Charging Authority is South Ribble Borough Council.
Date of Approval by Charging Authority	This Charging Schedule was approved by South Ribble Borough Council on 16 July 2013.
Date of Schedule Taking Effect	The Charging Schedule came into effect on 1 September 2013.
Charging Schedule Report	Charge rates and development use definitions implemented as per the Planning inspectorate Examination Report. And legislative use class changes 01/09/2020.
Indexation Information	The indexation is applied as per the Community Infrastructure Levy (Amendment) (England) Regulations 2019 and related MHCLG Guidance Published rates: Community Infrastructure Levy (CIL) Index developed by BCIS
Version and Date	Version 9: Implemented 01 January 2025

The CIL Rates

The CIL rates charged are as follows, and are subject to indexation:

Development Use ¹	2013 Index Rate (Base Rate)	2025 Index Rate	Base CIL Charge Per sqm	2024 CIL Charge Per sqm
Dwelling houses (excluding apartments)	224	391	£65	£113.46
Apartments	224	391	£0	£0
Convenience retail (excluding neighbourhood convenience stores)	224	391	£160	£279.29
Retail warehouse, retail parks, and neighbourhood convenience stores	224	391	£40	£69.82
Community uses	224	391	£0	£0
All other uses	224	391	£0	£0

¹The various Development Uses are defined in Appendix One.

CIL Rates Clarification Notes

For the purposes of the CIL calculations, the total square meters of floor space charged within CIL Liable permissions, are the total square meters of the Gross Internal Area (GIA) of the building(s).

The CIL rates are subject to indexation, which is applied at the point the planning permission is approved.

The indexation used by the CIL Regulations from 1st January 2020 is now the RICS CIL index published annually by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors.

As this is a stipulated indexation within the Regulations, we are not able to offer negotiations on the value of indexation applied.

Calculation of the CIL Charge

Calculation of CIL – Standard Cases

The Council is required to calculate the amount of CIL payable (“chargeable amount”) in accordance with Regulation 40, and Schedule 1 (Part 1) of the Community Infrastructure Levy Regulations 2010, (as amended).

Calculation of CIL – Amended Planning Permissions

The Council is required to calculate the amount of CIL payable (“chargeable amount”) in accordance with Regulation 40, and Schedule 1 (Part 2) of the Community Infrastructure Levy Regulations 2010, (as amended).

Calculation of CIL - Social Housing Relief

The Council is required to calculate the amount of CIL relief (“qualifying amount”) in accordance with Regulation 50, and Schedule 1 (Part 3) of the Community Infrastructure Levy Regulations 2010, (as amended).

Calculation of CIL – Pre-CIL Permissions Amended Post-CIL / Post-CIL Permissions Amended Post-Charging Schedule Change

The Council is required to calculate the amount of CIL payable (“chargeable amount”) in accordance with Schedule 1 (Part 4) of the Community Infrastructure Levy Regulations 2010, (as amended).

Development Use Definitions

Dwelling Houses (exc apartments)	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 C3 a, b and c.
Apartments	Dwellings with shared access, and communal areas, on more than one floor, and are excluded from the dwelling house use.
Convenience Retail	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 a part of the overall mix within the store. In these instances, the CIL charge will be based on the main use of the building. Stores fitting in the Neighbourhood Convenience Store category are excluded from the convenience retail charge.
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 Warehouse and Retail Parks	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.
Community Uses	Uses falling within the definitions of learning and non-residential institutions, and assembly and leisure uses where these buildings are provided by the public, not-for-profit and charitable sectors. This category includes infrastructure provided by the emergency services.
All Other Uses	All buildings that people normally go in to, save for those subject to one of the other charge rates. This includes shops that <u>do not</u> fall within the retail levy definitions, financial and professional services, restaurants and cafés, drinking establishments, hot food takeaways, business and light industry, general industry, storage and distribution, hotels, and the range of other uses to be regarded as sui generis.
