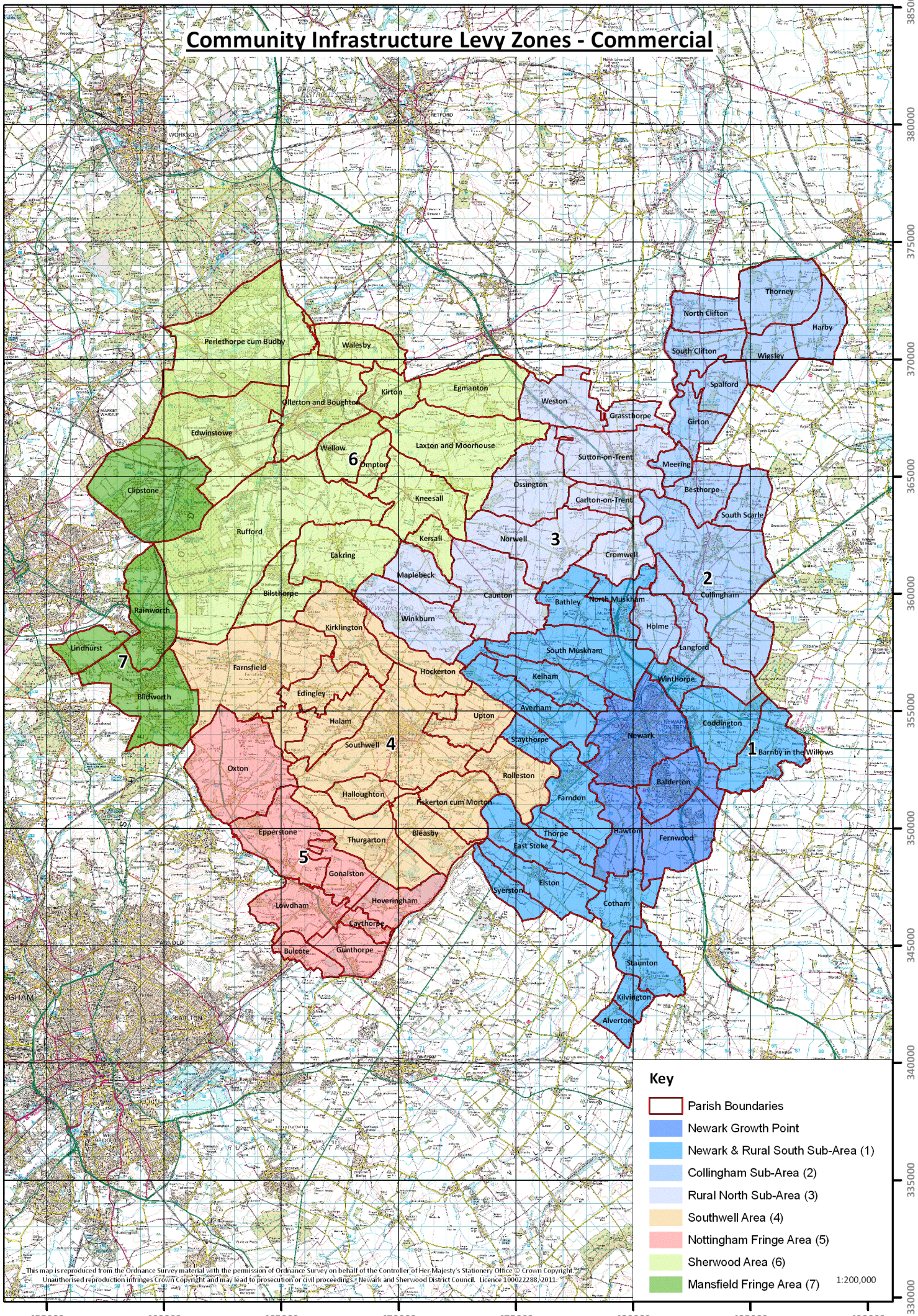


Newark and Sherwood District Council Community Infrastructure Levy (CIL)
Charging Schedule – September 2011

Name of Charging Authority	Newark and Sherwood District Council		
Date Approved by Full Council	20 th September 2011	Date Charging Schedule takes effect	1 st December 2011
Rates (£m²) at which CIL is to be chargeable	CIL will be charged in pounds sterling (£) per square metre at differential rates according to the type of development and by location as set out in the Commercial and Residential Tables of this Schedule which are set out in pages 3 and 5 below.		
Charging Zones	The Charging Zones to which CIL will be applied are those as identified on the Commercial and Residential Maps of this Schedule which are set out on pages 2 and 4 below.		
How the Chargeable Amount will be Calculated	<p>The District Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out in Part 5 of the CIL Regulations.</p> <p>In summary the amount of CIL chargeable will be calculated as follows:</p> $\frac{\text{CIL Rate} \times \text{Chargeable Floor Area} \times \text{BCIS Tender Price Index (at Date of Planning Permission)}}{\text{BCIS Tender Price Index (at Date of Charging Schedule)}}$ <p>The Chargeable Floor Area makes allowance for previous development on the site. The net chargeable floor area amounts to the gross internal area of the chargeable development less the gross internal area of any existing buildings that qualify for exemption on the site.</p> <p>This summary does not take account of every aspect of the Regulations. The CIL Regulations are available to view at the District Council's website: www.newark-sherwooddc.gov.uk/cil or at the Council offices at Kelham Hall (open between 8.30 am and 5.15 pm Monday to Thursday and 8.30 am to 4.45 pm on Friday).</p>		
BCIS Tender Price Index (at Date of Charging Schedule)	220		
Further Information	<p>Further information concerning:</p> <ul style="list-style-type: none"> ● When CIL will be charges; ● Who is Liable to pay CIL; ● How CIL will be paid; ● Exemptions from paying the CIL; and ● Monitoring. <p>is available in the Council's CIL Methodology Statement and Guide to the CIL both of which can be viewed at: www.newark-sherwooddc.gov.uk/cil</p> <p>Alternatively please telephone us on: 01636 655801 or 01636 655855 Or Email: planningpolicy@nsdc.info</p>		

The Charging Schedule has been approved in accordance with the CIL Regulations and Part 11 of the Planning Act 2008

Community Infrastructure Levy Zones - Commercial



- Key**
- Parish Boundaries
 - Newark Growth Point
 - Newark & Rural South Sub-Area (1)
 - Collingham Sub-Area (2)
 - Rural North Sub-Area (3)
 - Southwell Area (4)
 - Nottingham Fringe Area (5)
 - Sherwood Area (6)
 - Mansfield Fringe Area (7)

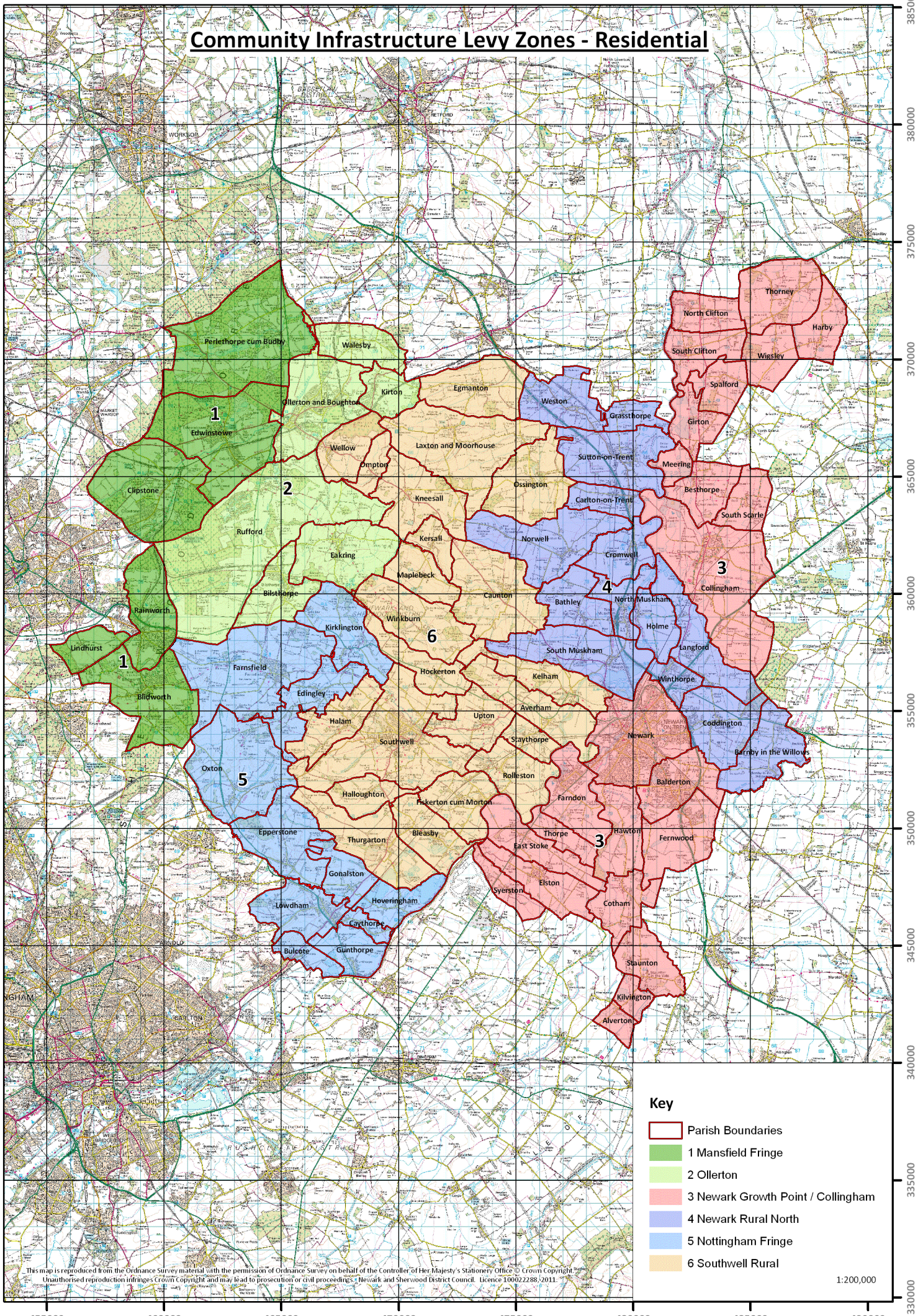
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Commercial Community Infrastructure Levy Rates

Zones	Hotel C1	Residential Institution C2	Industrial B1b/B1c/B2/B8	Offices B1a	Retail A1, A2, A3, A4, A5	Community/ Institutional D1	Leisure D2	Agricultural	Sui Generis
Newark Growth Point	£0	£0	£20	£0	£125	£0	£0	£0	£0
1 Newark & Rural South	£0	£0	£0	£0	£100	£0	£0	£0	£0
2 Collingham	£0	£0	£0	£0	£100	£0	£0	£0	£0
3 Newark & Rural North	£0	£0	£15	£0	£100	£0	£0	£0	£0
4 Southwell	£0	£0	£5	£0	£100	£0	£0	£0	£0
5 Nottingham Fringe	£0	£0	£0	£0	£100	£0	£0	£0	£0
6 Sherwood	£0	£0	£0	£0	£100	£0	£0	£0	£0
7 Mansfield Fringe	£0	£0	£0	£0	£100	£0	£0	£0	£0

Community Infrastructure Levy Zones - Residential



Key

- Parish Boundaries
- 1 Mansfield Fringe
- 2 Ollerton
- 3 Newark Growth Point / Collingham
- 4 Newark Rural North
- 5 Nottingham Fringe
- 6 Southwell Rural

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Residential Community Infrastructure Levy Rates

Zones	Residential C3
1 Mansfield Fringe	£0
2 Ollerton	£0
3 Newark	£45
3 Collingham	£45
4 Newark Rural North	£55
5 Nottingham Fringe	£65
6 Southwell Rural	£75

Amended Newark and Sherwood Community Infrastructure Levy Instalment Policy – 1st May 2013

1. Introduction

Regulation 70 (7) of the Community Infrastructure Levy (Amendment) Regulations 2011 sets a default of full payment of the Levy within 60 days of the commencement of development. The Amendment Regulations also enable a Charging Authority to set an Instalment Policy that allows payments to be spread over longer periods. Within Newark and Sherwood it is considered reasonable that payment instalments are scheduled in proportion to the scale of development that is proposed.

The District Council have undertaken a review of its instalment policy. To provide greater flexibility and to give developers longer to pay CIL the policy has been amended by increasing each of the instalment periods.

For further information about the Newark & Sherwood Community Infrastructure Levy please visit <http://www.newark-sherwooddc.gov.uk/cil/>, e-mail planning@nsdc.info or telephone 01636 650000.

2. Instalment Policy

In accordance with Regulation 69b of The CIL Amendment Regulations, Newark and Sherwood District Council (The Charging Authority) will apply the following Instalment Policy to all development on which CIL is liable.

The Amended Instalment Policy came into effect on **1st May 2013** and the existing one ceased to have effect on the **30th April 2013**.

3. Number, Proportion and Timing of Instalments

The Community Infrastructure Levy will be payable by instalments as follows:-

- a) **Where the chargeable amount is less than £50,000**
 - Full payment will be required within 90 days of the commencement date¹ or on substantial completion of the liable development whichever is soonest;
- b) **Where the chargeable amount is £50,000 - £250,000**
 - First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest; and
 - The second instalment representing 75% of the chargeable amount will be required within 300 days of the commencement date or on substantial completion of the liable development whichever is soonest.
- c) **Where the chargeable amount is over £250,000**
 - First instalment representing 25% of the chargeable amount will be required within 120 days of the commencement date or on substantial completion of the liable development whichever is soonest;
 - Second instalment representing 25% of the chargeable amount will be required within 210 days of the commencement date or on substantial completion of the liable development whichever is soonest;
 - Third instalment representing 25% of the chargeable amount will be required within 390 days of the commencement date or on substantial completion of the liable development whichever is soonest; and
 - The fourth and final instalment representing 25% of the chargeable amount will be required within 570 days of the commencement date or on substantial completion of the liable development whichever is soonest

¹ The commencement date is defined in CIL Regulation 7 and will as advised by the developer in their Regulation 67 Commencement Notice