



South Worcestershire Councils Community Infrastructure Levy Draft Charging Schedule Consultation Information Sheet

About the consultation

The South Worcestershire Councils (SWCs) have published their Community Infrastructure Levy Draft Charging Schedule for public consultation. **The consultation takes place from 12 February 2024 to midday on 25 March 2024.**

The production of the draft Charging Schedule has been informed by The SWDP Review and CIL Viability Assessment (July 2022); The South Worcestershire Retail and Commercial CIL Viability Assessment (August 2022); The SWDP Review Strategic Site Viability Assessment (July 2022); and The SWDP Review CIL Viability Assessment of Express Retail and Student Accommodation (October 2023).

Through this consultation the SWCs are seeking your views on the draft Charging Schedules and associated evidence base documents. Please provide comments on the draft charging Schedule **between midday 12 February and midday 25 March 2024** using the [online consultation portal](#).

Representations can also be made to SWDP@worcester.gov.uk or submitted by post to:

Planning Policy, The Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT.

Alongside your representation, you may request the right to be heard by the examiner, and request to be notified of any of the following:

- Submission of the draft charging schedule to the examiner in accordance with section 212 of PA 2008;
- Publication of the recommendations of the examiner and the reasons for those recommendations; and
- The approval of the charging schedule by the charging authority.

All representations will be made publicly available, with contact information redacted. Your details will be retained for future notification of the stages of the draft charging schedule, in line with GDPR regulations. At any point, you are able to withdraw your representation and request to be removed from the consultation list.

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a locally set charge (referred to as a levy) on new development which the council can choose to introduce. The levy is based on the size and type of development and once set is non-negotiable and mandatory to pay. The funds raised will go towards providing infrastructure across the SWCs which is required to support new development in the local area.

CIL is currently charged on new developments and has been in place since June (Malvern Hills and Wychavon) and September (Worcester) 2017. The Draft Charging Schedule is proposing to update the charges for different types of developments across the SWCs.

Alongside CIL, developers often enter into a legal agreement with the local planning authority, often referred to as Section 106 agreements (S106) or planning obligations, for developers to provide new or improved infrastructure or financial contributions specifically related to the development.

CIL does not replace S106 or planning obligations, but works alongside this method of obtaining infrastructure and funding, to support and develop new and improved infrastructure across the SWCs.

How does the Levy work?

The levy is payable on development which creates new or additional internal area, where the gross internal area of new build is 100 square metres or more.

Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy.

Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, affordable housing and houses and flats which are built by 'self-builders'.

The CIL rates are published within the charging Schedule. The Council will specify in the Charging Schedule what types of development are liable to pay the levy and the relevant rates for these development types.

Next Steps

Following the consultation of the Draft Charging Schedule, as per Regulation 16, the SWCs will review consultation representations and then intend submit the Draft Charging Schedule, the evidence base and consultation responses for an Examination in Public.

An Independent Examiner will be appointed to conduct the examination process and consultees may be invited to speak at the hearings as appropriate. The examiner will

place their recommendations in a report, and will recommend either approval, rejection or approval with specific modifications to the Charging Schedule.

Following the approval of the Charging Schedule, Levy rates on new development will apply once the SWCs have formally published the adopted charging Schedule.