



# Community Infrastructure Levy

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## Draft Charging Schedule

~~January~~–April 2024

**Author:** Planning Policy

**Version:** ~~Overview and Scrutiny Board~~~~Post Council Changes~~~~Final - Draft~~  
Charging Schedule Consultation

**Date:** ~~4 December~~23 April 2024 ~~2023~~

# Community Infrastructure Levy

## Draft Charging Schedule



**The Charging Authority:** Bournemouth Christchurch and Poole Council

**Date of Approval:** tbc. **Date of Commencement:** tbc

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

**Scope of CIL:** CIL charge of '£ per sqm' will be chargeable on the net additional floorspace (gross internal area) of all new development – apart from those exempt – under the CIL Regulations 2010 (as amended).

**CIL Charge Rates:** The charging rates for development in Bournemouth Christchurch and Poole Council area are set out as follows:

Use	Land	Zones	Charge	Areas/Zones
Residential (Use Class C3) Minor developments of: • 1 to 9 homes	<del>Brownfield</del> Any	BP	£250	BP - Bournemouth & Poole town centres
	<del>Brownfield</del> Any	VA1	<del>£150</del> 280	VA1 - Value area 1
	Brownfield	VA2	<del>£300</del> 310	VA2 - Value area 2
	Brownfield	VA3	£360	VA3 - Value area 3
	Brownfield	VA4	£630	VA4 - Value area 4
Residential (Use Class C3) for Major developments of: • 10 or more homes	<del>Brownfield</del> Any	BP	<del>£20</del> 40	BP - Bournemouth & Poole town centres
	<del>Brownfield</del> Any	VA1	<del>£30</del> 40	VA1 - Value area 1
	Brownfield	VA2	<del>£120</del> 130	VA2 - Value area 2
	Brownfield	VA3	<del>£250</del> 300	VA3 - Value area 3
	Brownfield	VA4	<del>£315</del> 380	VA4 - Value area 4
Residential (Use Class C3)	Greenfield	VA2	<del>£500</del> 485	VA2 - Value area 2
	Greenfield**	VA3	<del>£650</del> 600	VA3 - Value area 3**
	Greenfield**	VA4	<del>£850</del> 800	VA4 - Value area 4
<del>Retirement housing (Use Class C3)</del>	Any		£150	VA4 - Value area 4
<del>Extra care housing (Use Class C3)</del>	Any		£25	VA4 - Value area 4
<del>Purpose Built Student Accommodation</del>	Any		£45	All zones across BCP area
Industrial and Warehousing (Use Class B2 / B8)	Any	All	<del>£400</del> 115	All zones across BCP area
Comparison retail (Use Class E(a))	Any	All	<del>£25</del> 45	All zones across BCP area (in town centre or out of town centre)
All other development			£0	

\* excluding gardens

\*\* Land north of Bearwood, Land north of Merley and Reeshot Hill – rate to be confirmed

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**Calculating the Chargeable Amount:** The Council will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with the relevant formulae in the CIL Regulations (as amended): <https://www.legislation.gov.uk/ukdsi/2014/9780111106761/regulation/6>

**The charging zones:** The charging zones are set out in the attached map.

For more information please visit: <https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Community-Infrastructure-Levy/Community-Infrastructure-Levy.aspx>

The charging zones

