



Lichfield District Council
Community Infrastructure Levy
Charging Schedule

March 2016

Lichfield
district council
www.lichfielddc.gov.uk

1. The Charging Authority

The Charging Authority is Lichfield District Council

2. Date of Approval

The Charging Schedule was approved at Full Council on 19th April 2016

3. Date of Effect

This Charging Schedule takes effect on 13th June 2016

4. Schedule of Rates

Table 1 – Schedule of Rates

Use	CIL Charge (per sq. m)
Market houses within Strategic Development Allocations (SDAs) and the Broad Development Location (BDL) defined in the Local Plan Strategy 2008-2029 adopted 17 February 2015 (refer to Figure 1 and inset maps Figures 2 - 9)	£14
Market houses in lower value zone (refer to Figure 1)	£25
Market houses in higher value zone (refer to Figure 1)	£55
Supermarket	£160
Retail Warehouse	£70
Neighbourhood Convenience Retail	£20
All other development including residential apartments	£0

4.1 Definitions

Private Market Housing

Houses that are developed for sale or for private rent on the open market at full value. As such 'affordable housing' of any type is excluded from this definition.

Apartments

Separate and self contained dwellings within the same building. They generally have shared access from the street and communal areas from which individual dwellings are accessed. Apartment buildings have dwellings on more than one floor and are subdivided horizontally by floor.

Supermarkets

Supermarkets are large convenience-led stores where the majority of custom is from people doing their main weekly food shop. As such they provide a very wide range of convenience goods, often along with some element of comparison goods. In addition to this the key characteristics of the way a supermarket is used include:

- The area used for the sale of goods will generally be above 500 sq. m;
- The majority of customers will use a trolley to gather a large number of products
- The majority of customers will access the store by car, using the large adjacent car parks provided; and
- Servicing is generally undertaken via a dedicated service area, rather than from the street.

Retail warehouse

Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.

Neighbourhood convenience retail

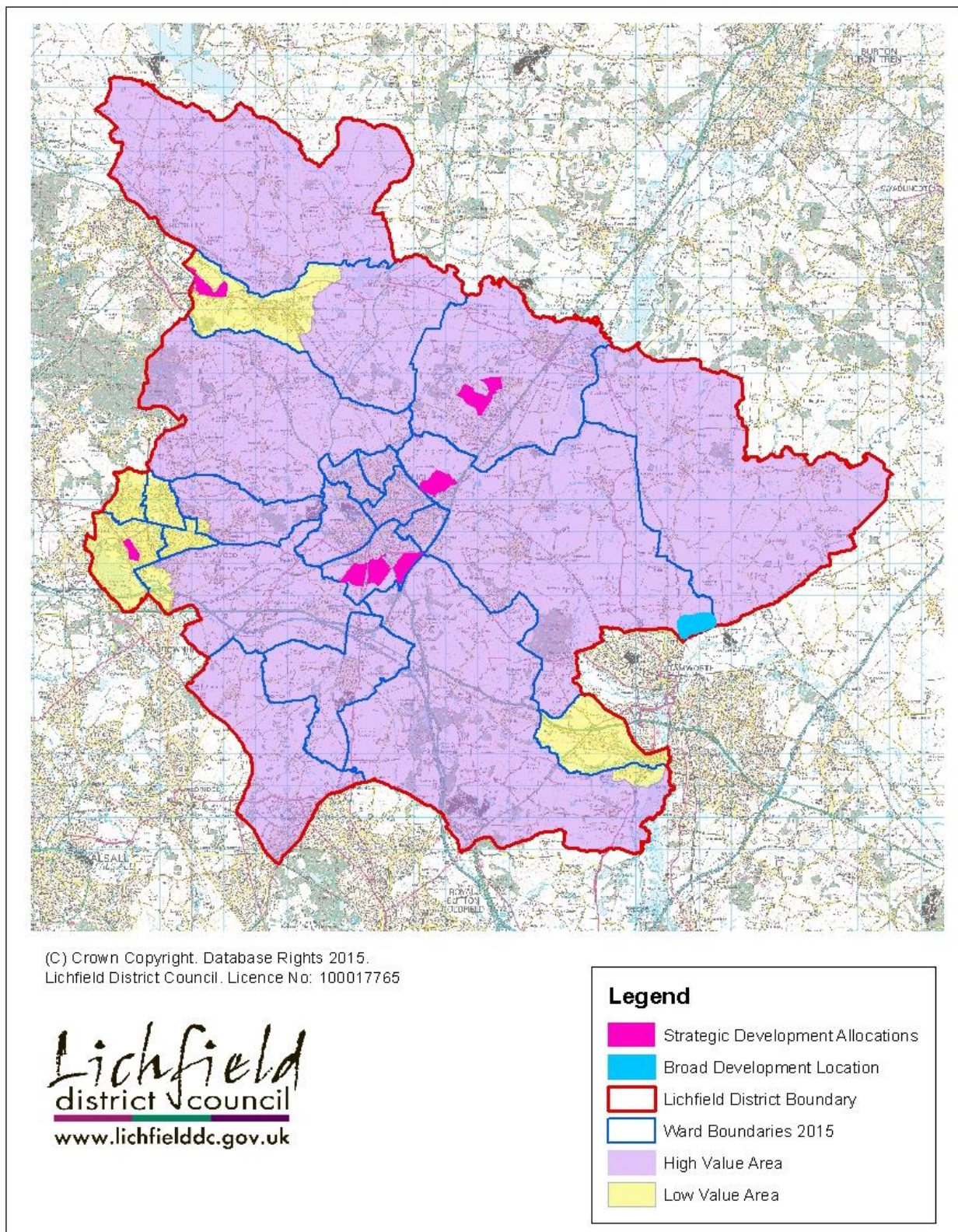
Neighbourhood convenience stores are used primarily by customers undertaking 'top-up' shopping. They sell a limited range of convenience goods and usually do not sell comparison goods. The key characteristics of their use include:

- Trading areas of less than 500 sq. m;
- The majority of customers will buy only as small number of items that can be carried around the store by hand or in a small basket;
- The majority of customers will access the store on foot and as such there is usually little or no dedicated parking; and
- Servicing is often undertaken from the street, rather than dedicated service areas.

5. Calculation of Chargeable Amount

The Community Infrastructure Levy is payable on the types of development set out in Table 1 above. The calculation of the chargeable amount will be in accordance with Regulation 40 of the Community Infrastructure Regulations 2010 (as amended).

Figure 1 – Charging Zones in Lichfield District



For further information on the SDAs and BDL please see following Figures 2 to 9.

Figure 2 – North of Tamworth Broad Development Location

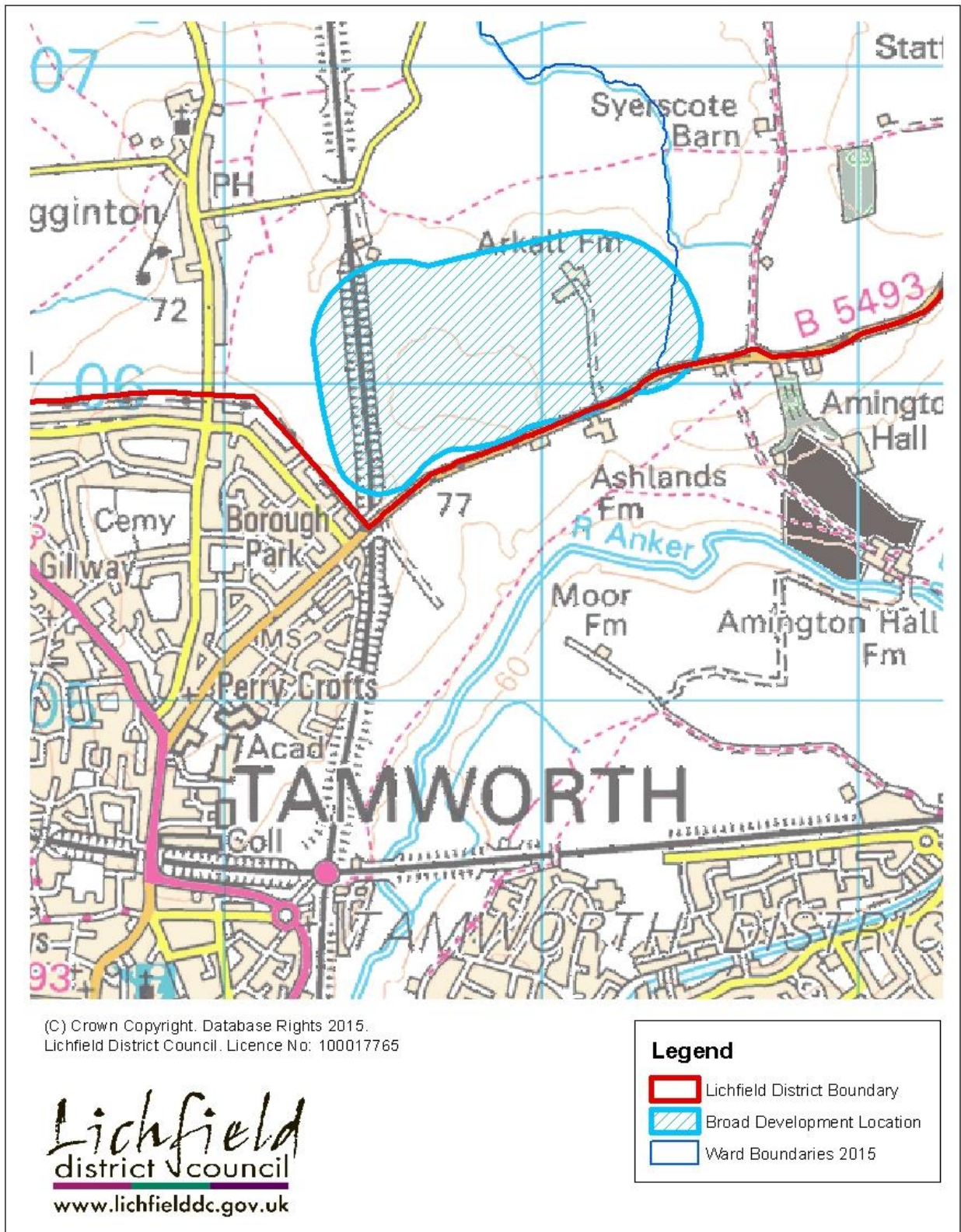
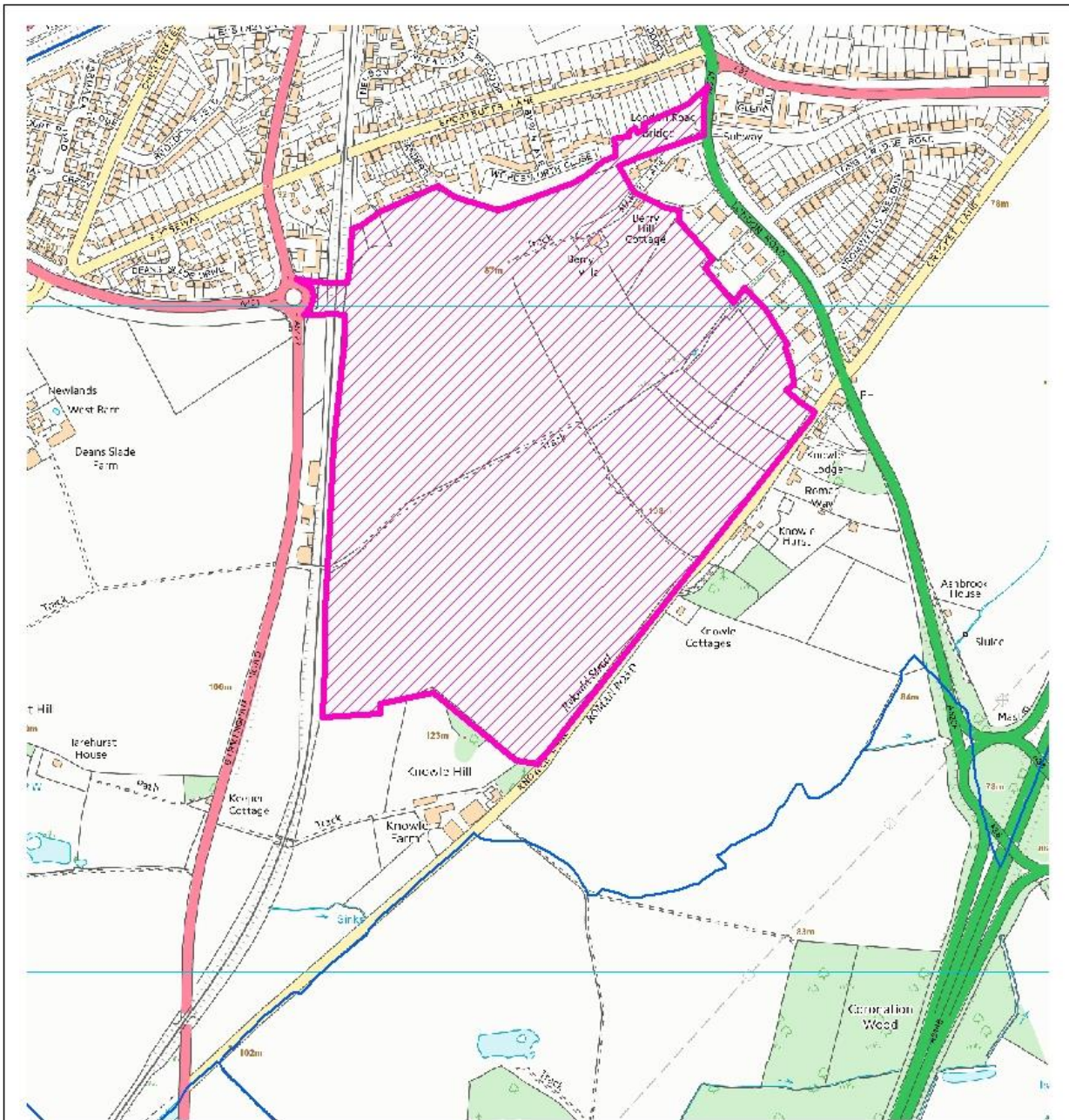


Figure 3 – South of Lichfield Strategic Development Allocation



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Legend



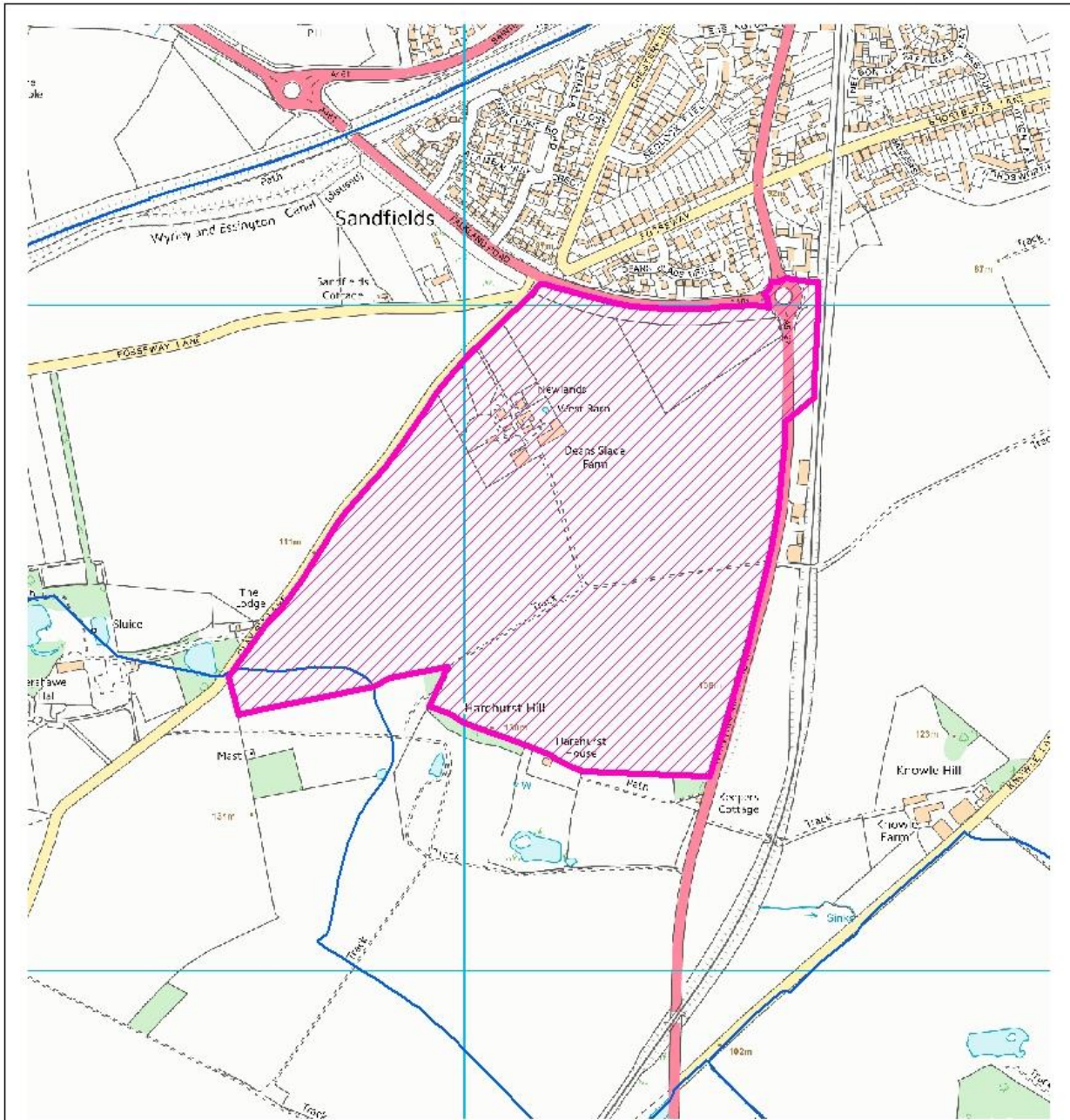
-  South of Lichfield SDA
-  Ward Boundaries 2015

Figure 4 – Deans Slade Strategic Development Allocation



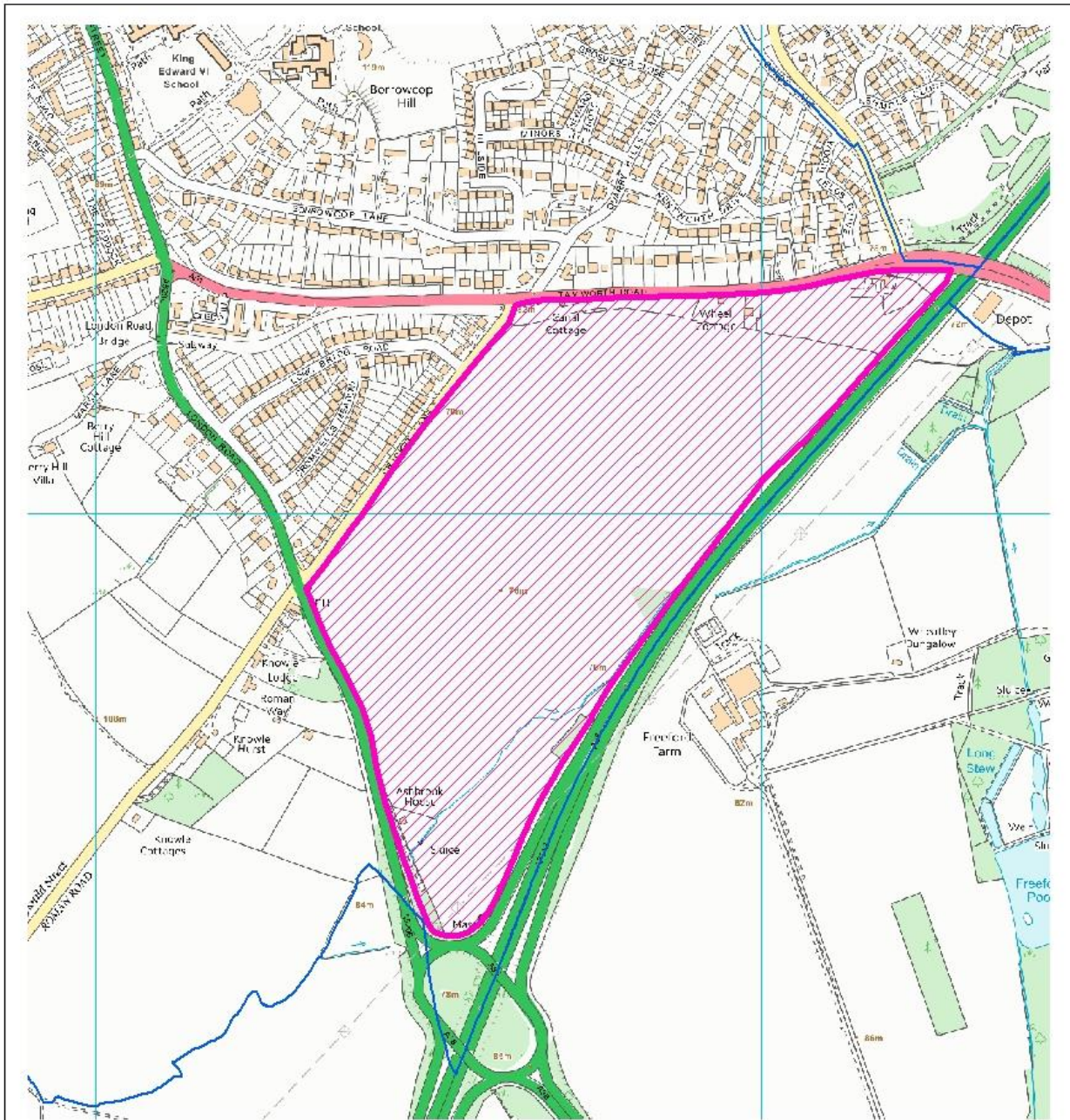
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-  Deans Slade SDA
-  Ward Boundaries 2015

Figure 5 – Cricket Lane Strategic Development Allocation



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Legend



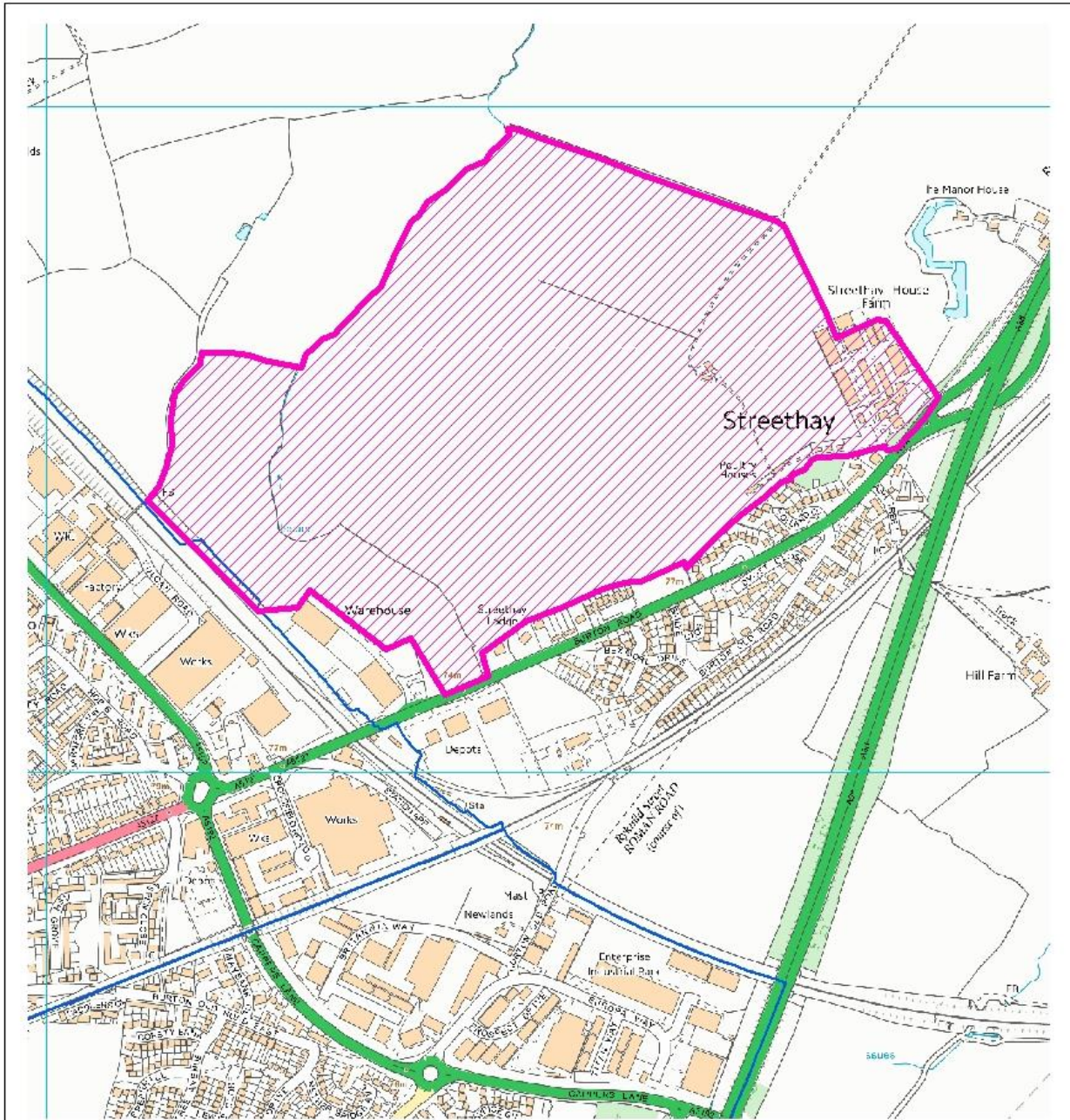
-  Cricket Lane SDA
-  Ward Boundaries 2015

Figure 6 – East of Lichfield (Streethay) Strategic Development Allocation



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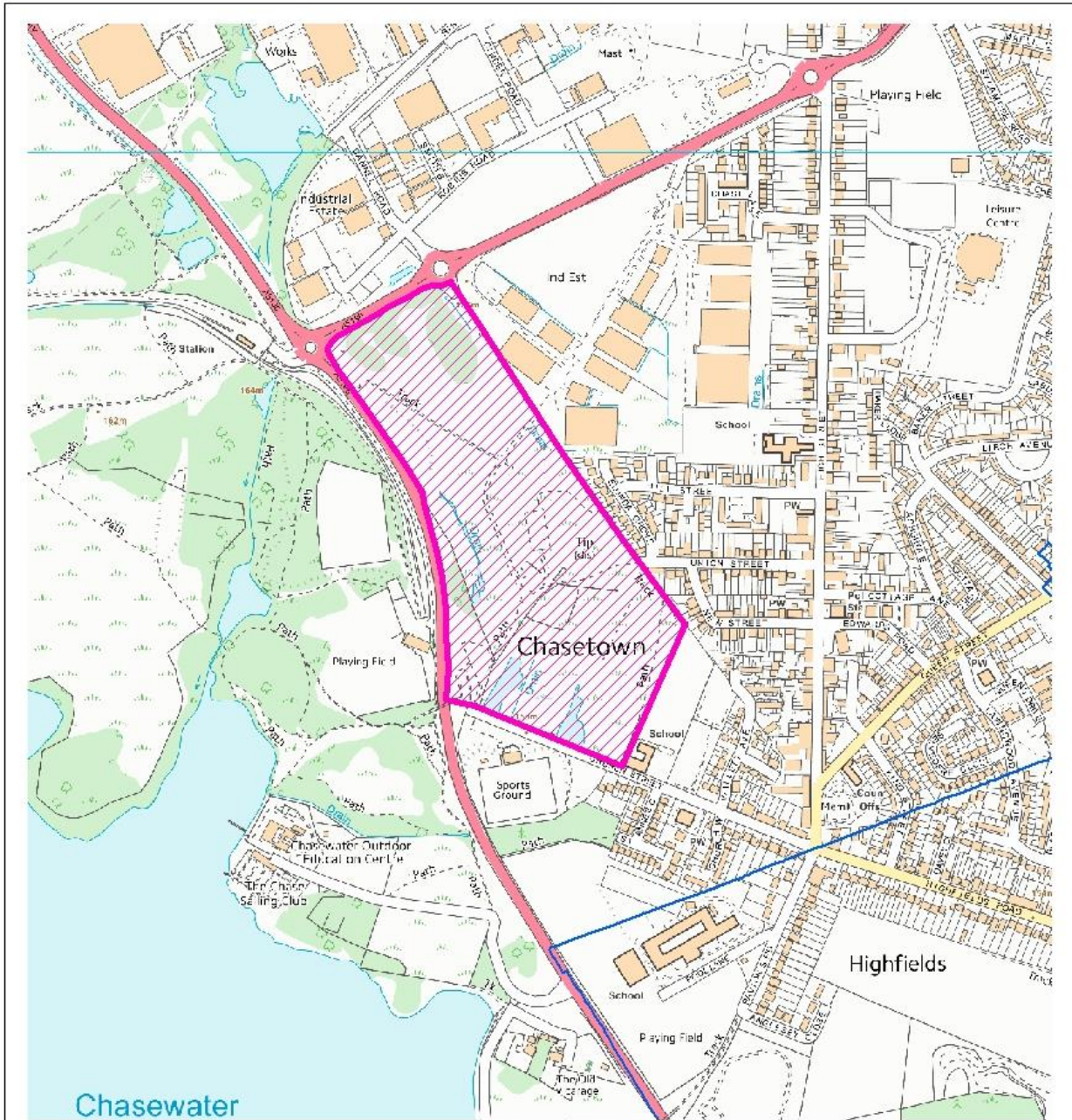
-  East of Lichfield (Streethay) SDA
-  Ward Boundaries 2015

Figure 7 – East of Burntwood Bypass Strategic Development Allocation



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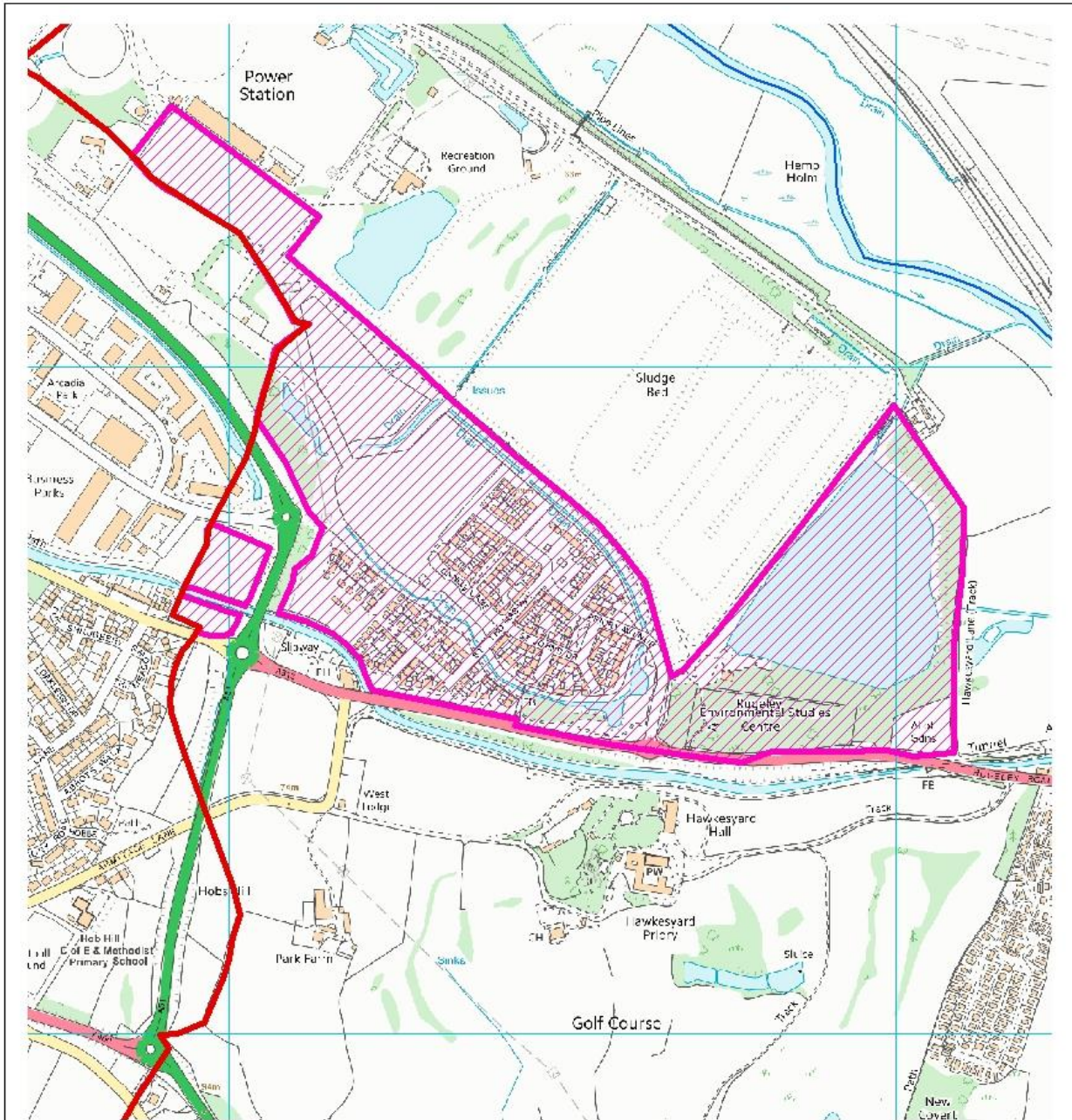
-  East of Burntwood Bypass SDA
-  Ward Boundaries 2015

Figure 8 – East of Rugeley (Hawksyard) Strategic Development Allocation



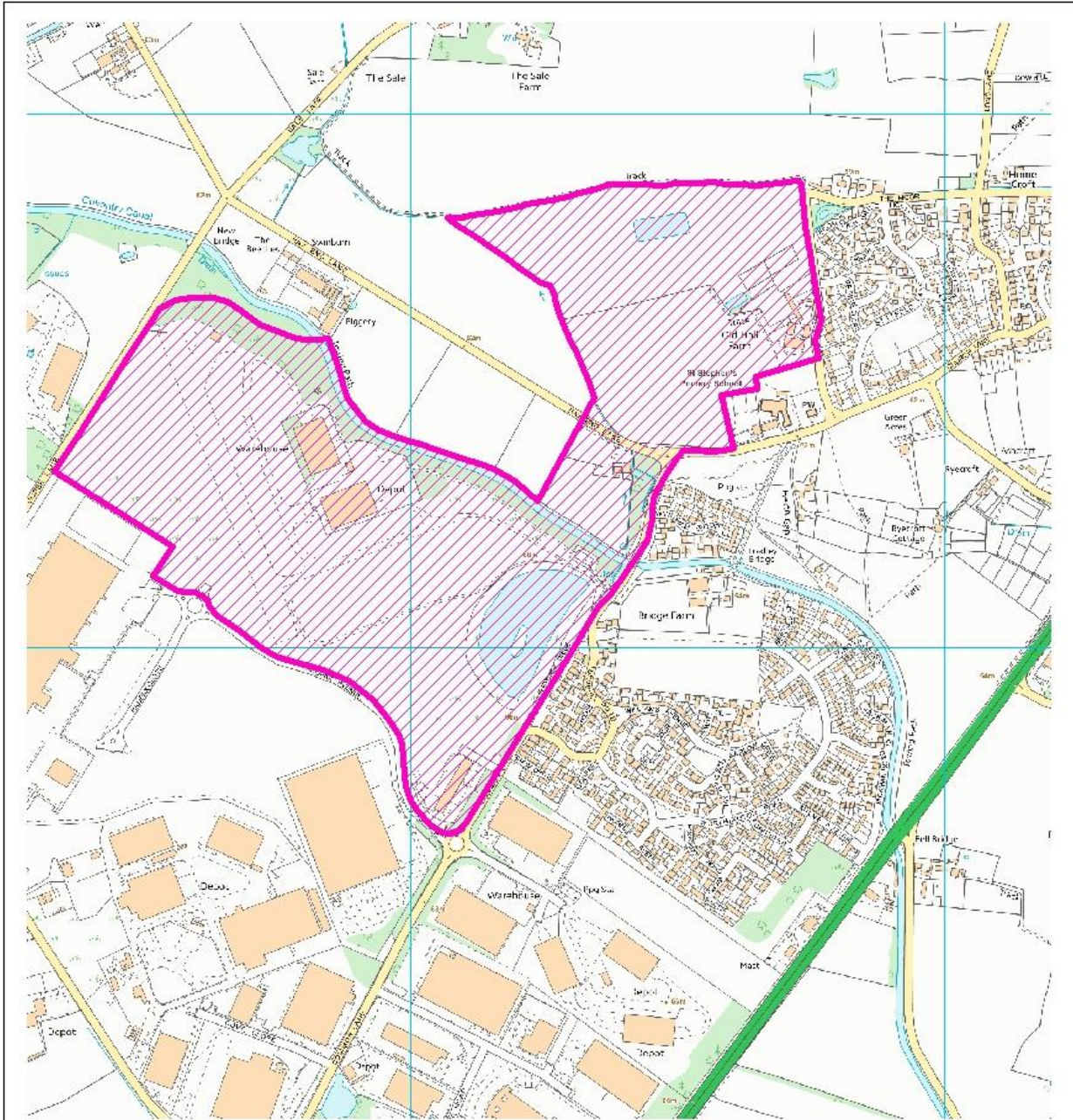
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Legend

- Lichfield District Boundary
- East Of Rugeley SDA
- Ward Boundaries 2015

Figure 9 – Fradley Strategic Development Allocation



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Legend

-  Fradley SDA
-  Ward Boundaries 2015