

Community Infrastructure Levy

Draft Charging Schedule

Charging Authority: South Cambridgeshire District Council

Date of approval:

Date on which the charging schedule takes effect:

Statement of compliance: This draft charging schedule has been issued, approved and published in accordance with part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulation 2010 (as amended).

Use	Charge £/sqm
Residential (Area 1)	£100
All development for strategic development sites (Area 2)	£0
Residential for allocated sites with Cambridge City (Area 3)	£125
Retail (up to 280 sqm)	£50
Retail (equal to and greater than 280 sqm)	£125
All other uses	£0

For the purposes of CIL Regulation 12(2)(c) 9 maps have been prepared to identify the location of CIL charging zones.

Area 1 (Map 1*) being the whole of the District with the exception of the following:

Area 2 (Maps 2-7*) comprising land at the following strategic development sites:

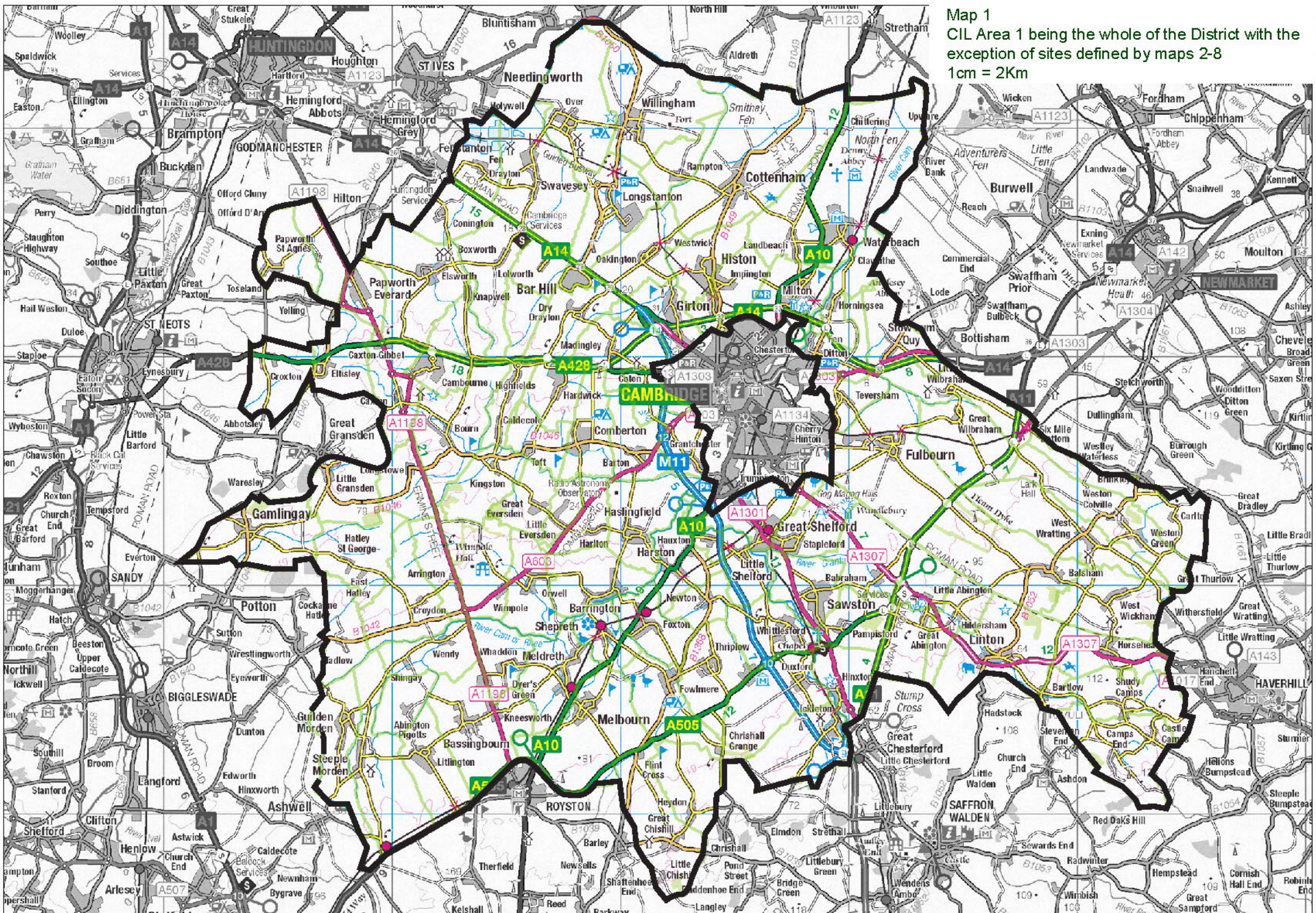
- Northstowe NS/3 and Northstowe Extension SS/7
- North West Cambridge Huntingdon Road and Histon Road SS/2
- Cambridge East SS/3 (2)
- Waterbeach New Town SS/5
- Bourn airfield New Village SS/6
- Cambourne West SS/8

Area 3 (Maps 8 and 9*) comprising land at the following strategic development sites:

- Cambridge East SS/3 (2) (the area of Land North of Teversham Drift)
- Northern Fringe (East) SS/4

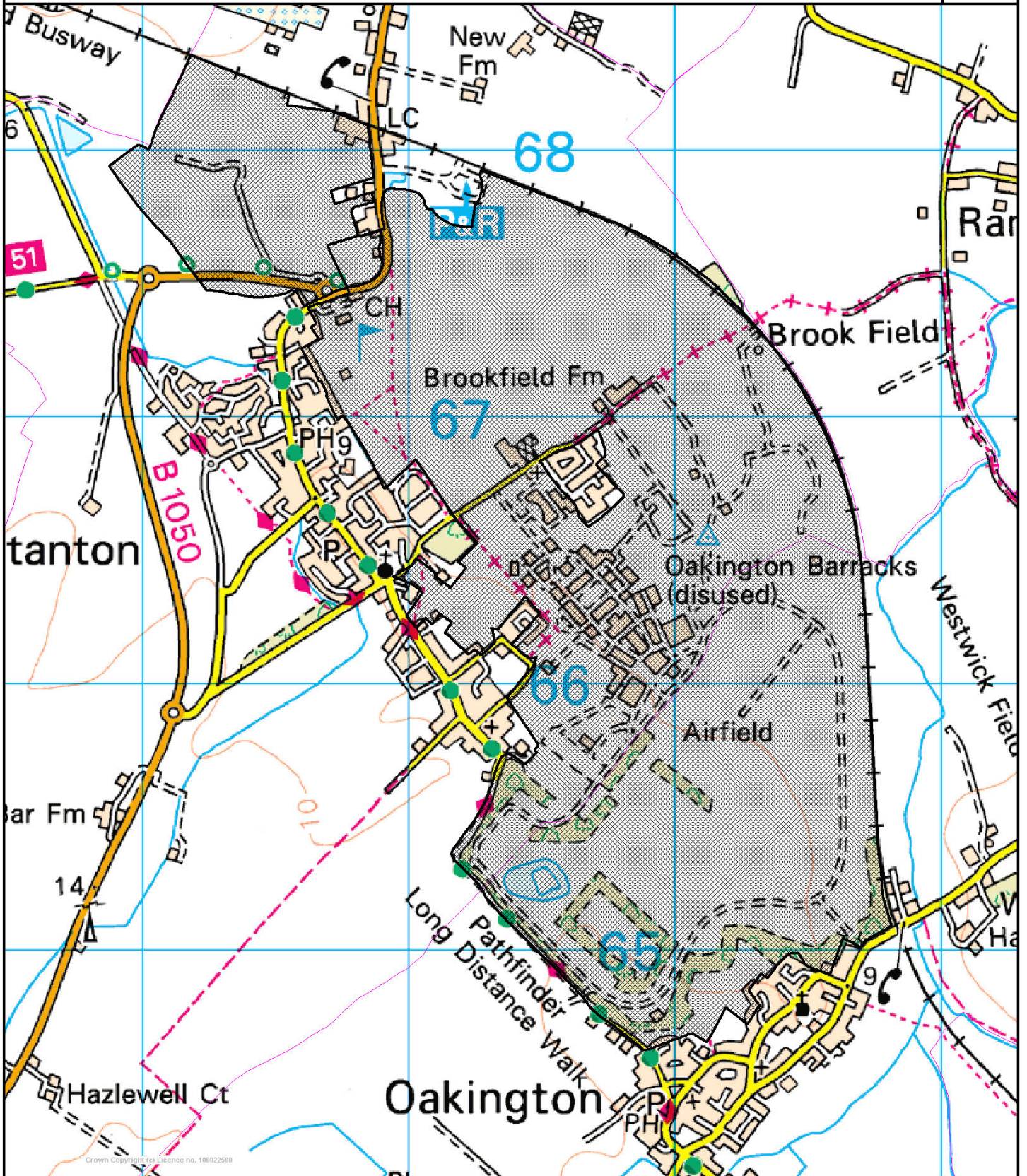
The chargeable amount to be paid by a development will be calculated in accordance with the formula set out in Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended).

In accordance with Regulation 40 the rate shown shall be updated for inflation in accordance with the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors "All In Tender Price Index".



Map 1
CIL Area 1 being the whole of the District with the
exception of sites defined by maps 2-8
1cm = 2Km

Map 2 Northstowe NS/3 and Northstowe extension SS/7



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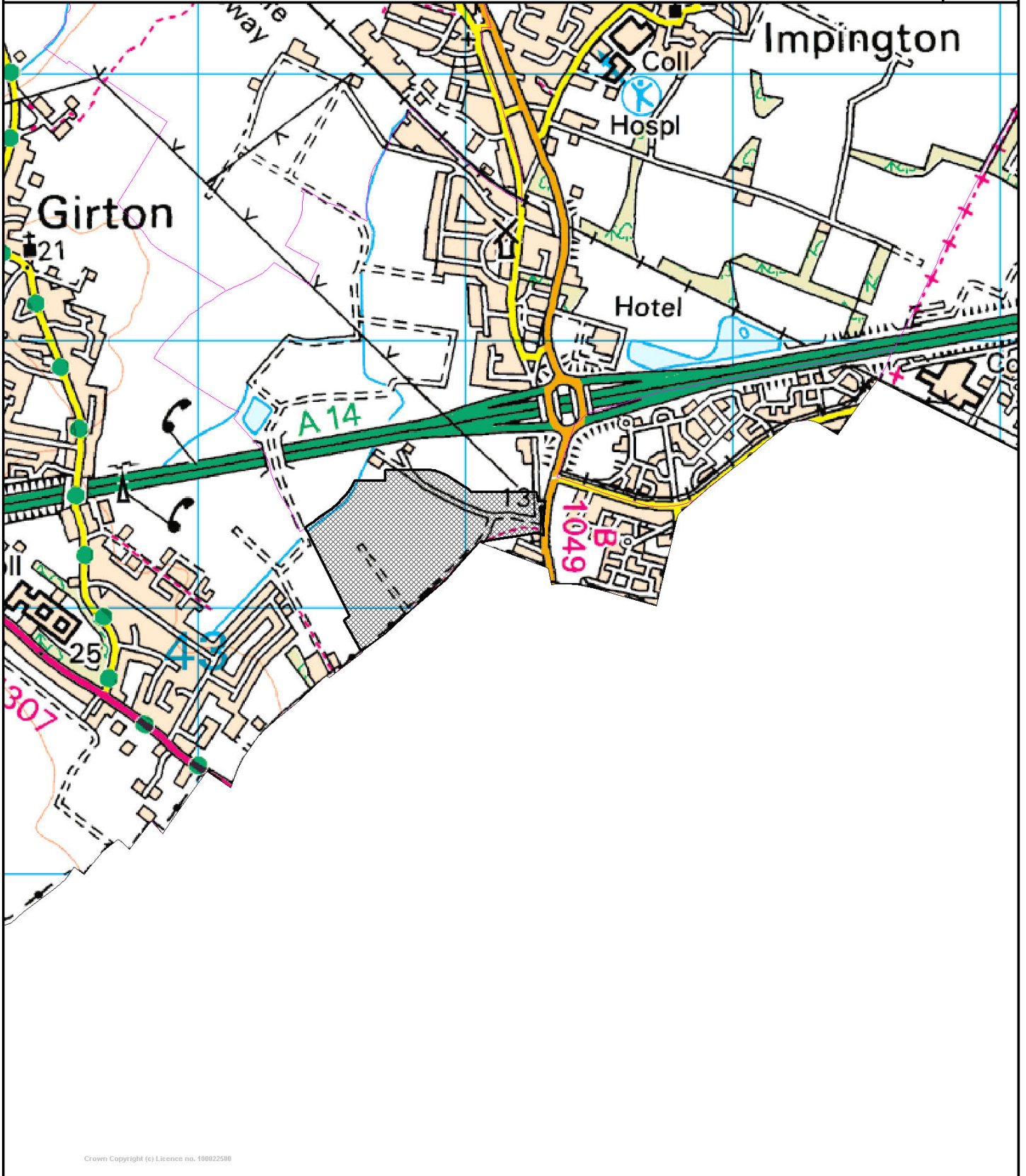
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Scale 1/20000 Date 25/3/2014

Centre = 540385 E 266352 N

Area hatched black = CIL Area 2

Map 3 North West of Cambridge Huntingdon Road to Histon Road SS/2



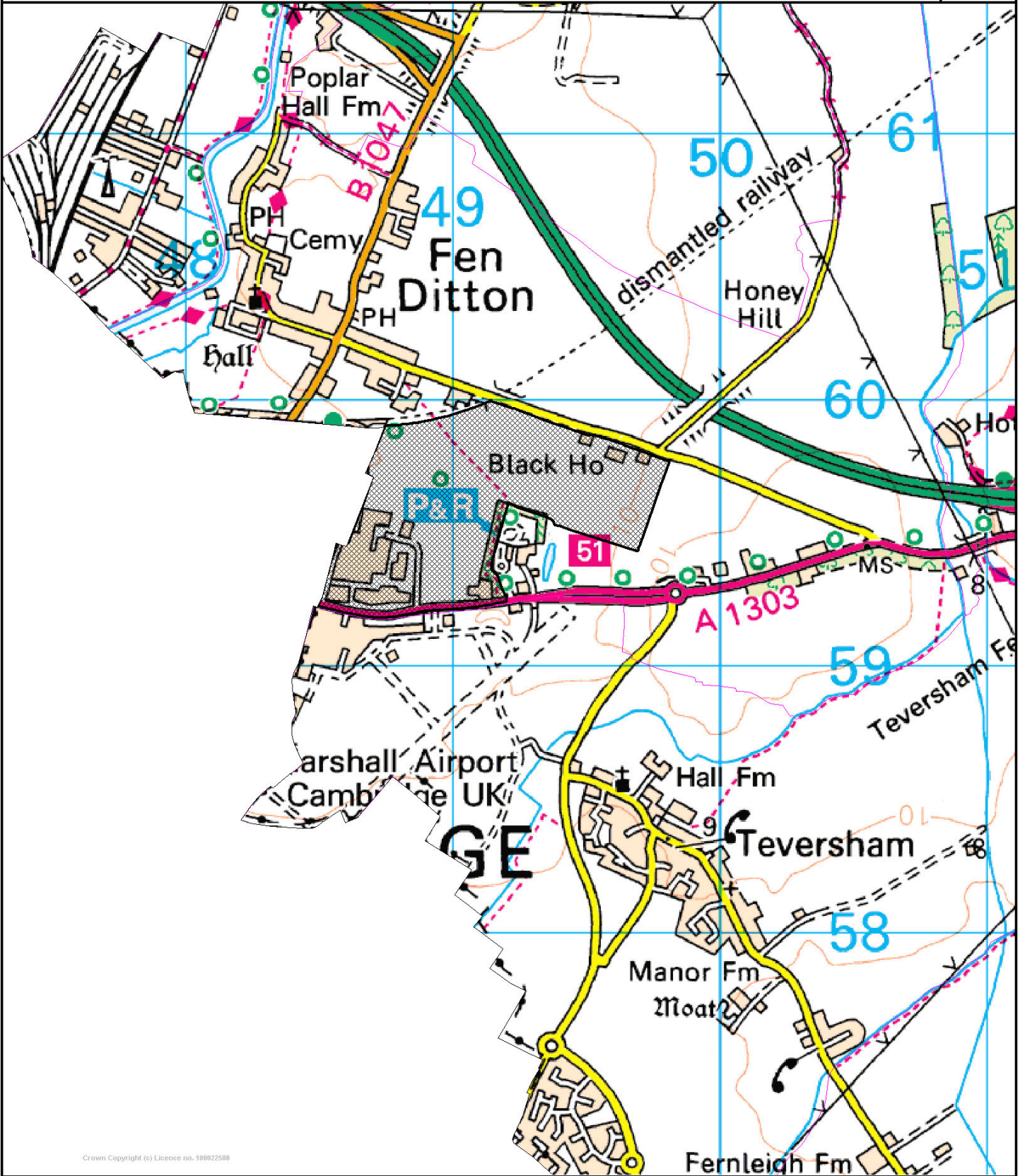
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Centre = 544169 E 261071 N

Area hatched black = CIL Area 2

Map 4 Cambridge East SS/3 (2)



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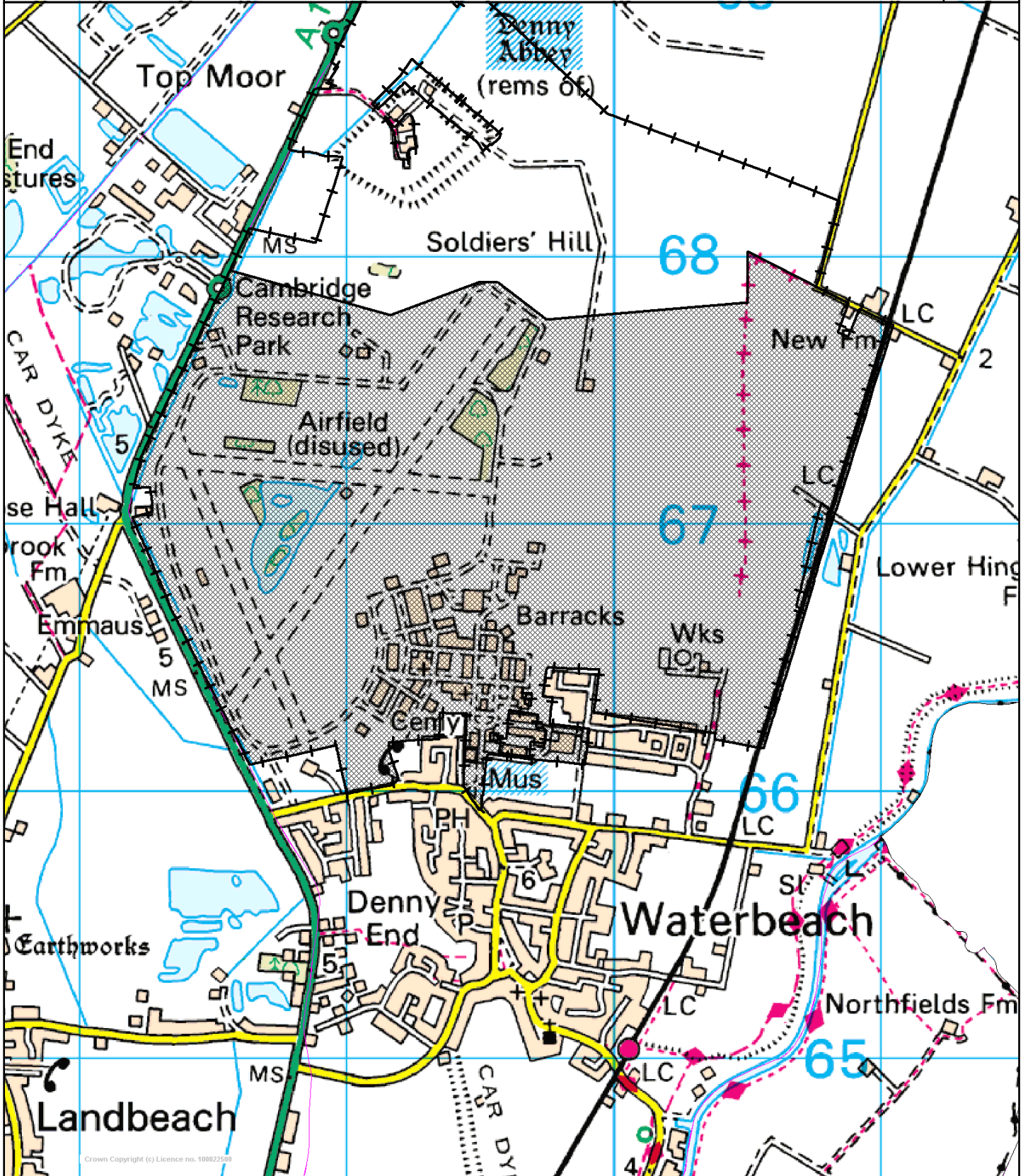
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Scale 1/20000 Date 25/3/2014

Centre = 549210 E 259295 N

Area hatched black = CIL Area 2

Map 5 Waterbeach New Town SS/5



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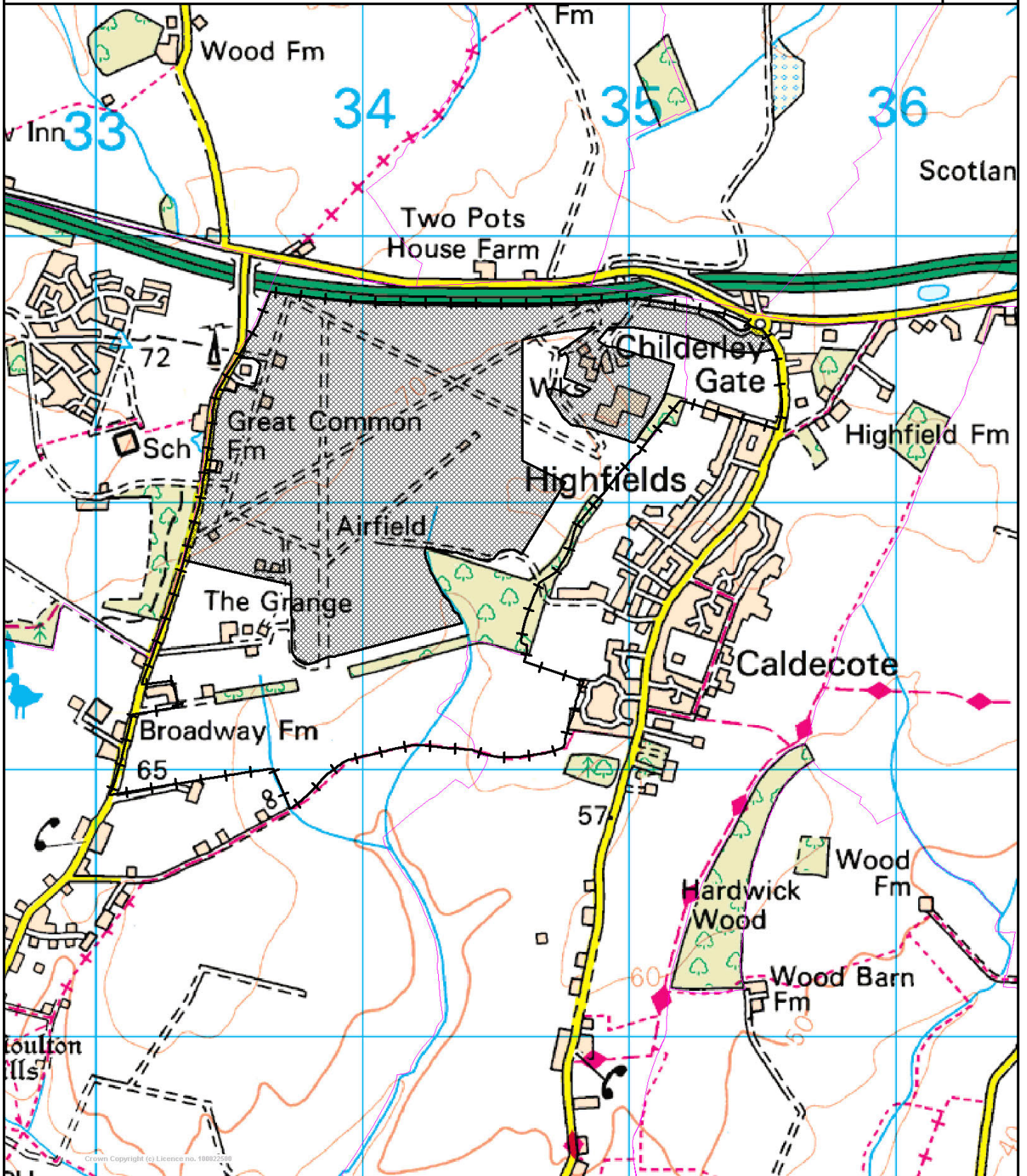
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Centre = 549619 E 266757 N

Area hatched black = CIL Area 2

Map 6 Bourn Airfield new village SS/6



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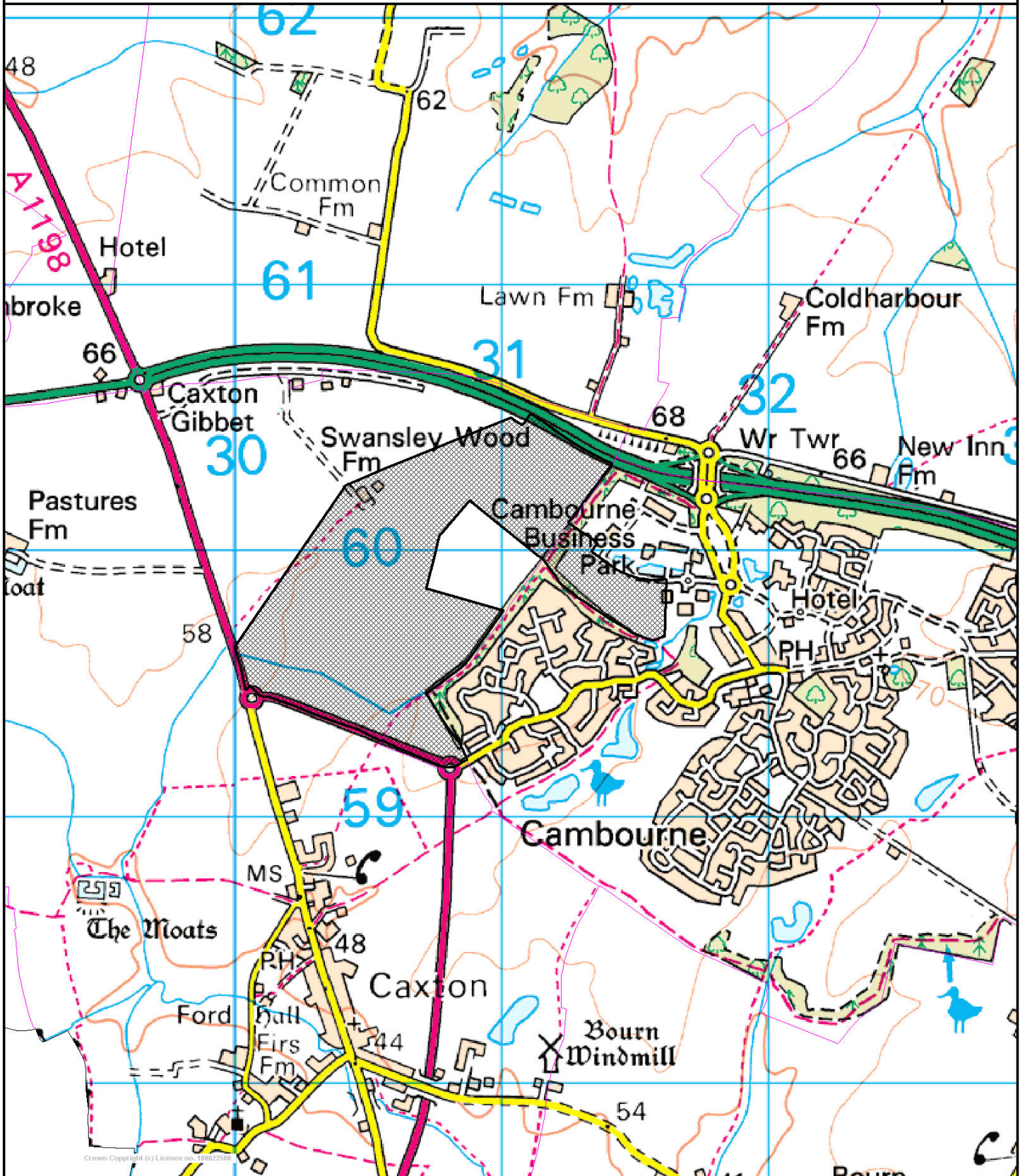
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Centre = 534559 E 258678 N

Area hatched black = CIL Area 2

Map 7 Cambourne West SS/8



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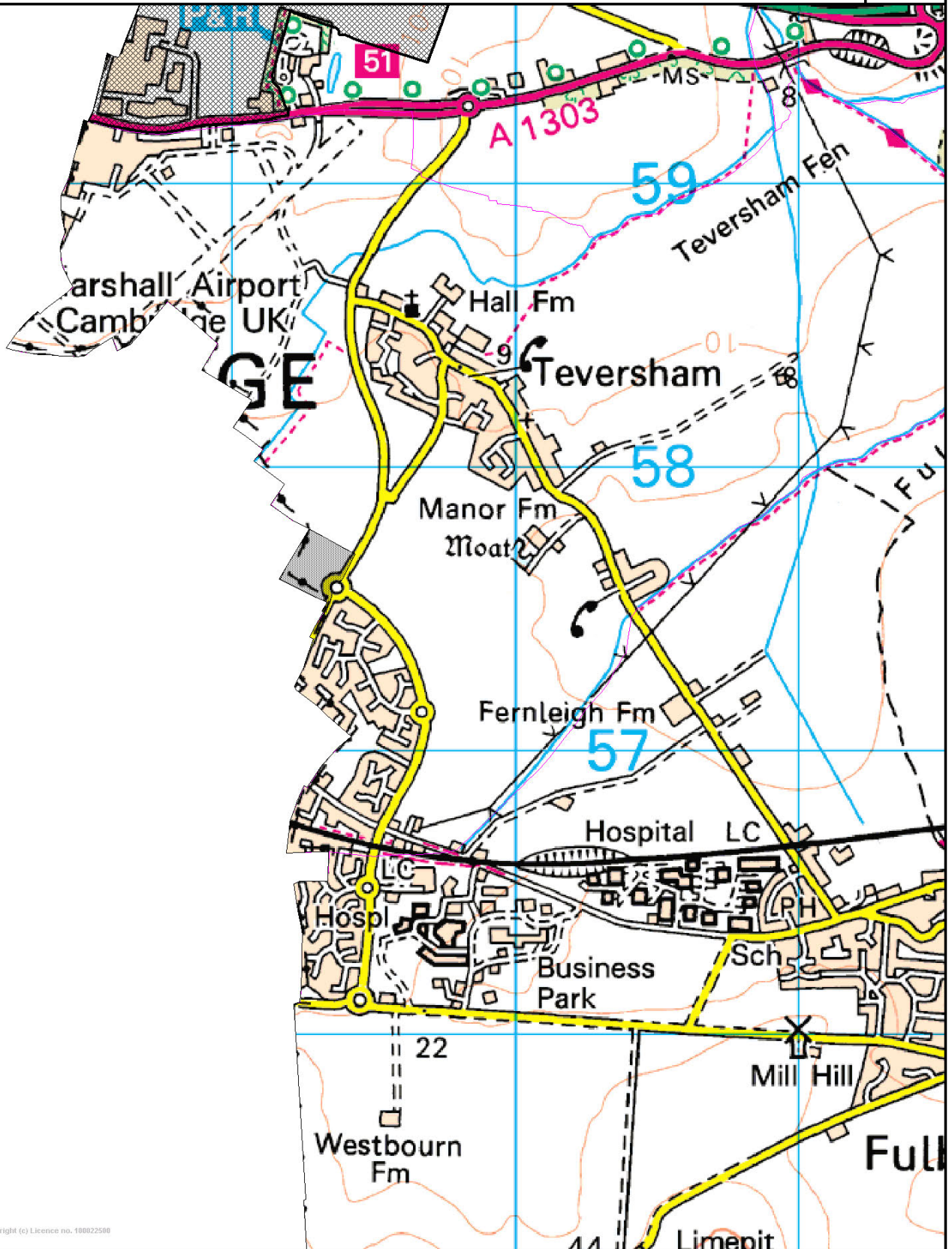
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Centre = 531035 E 259855 N

Area hatched black = CIL Area 2

Map 8 Cambridge East SS/3 (2)



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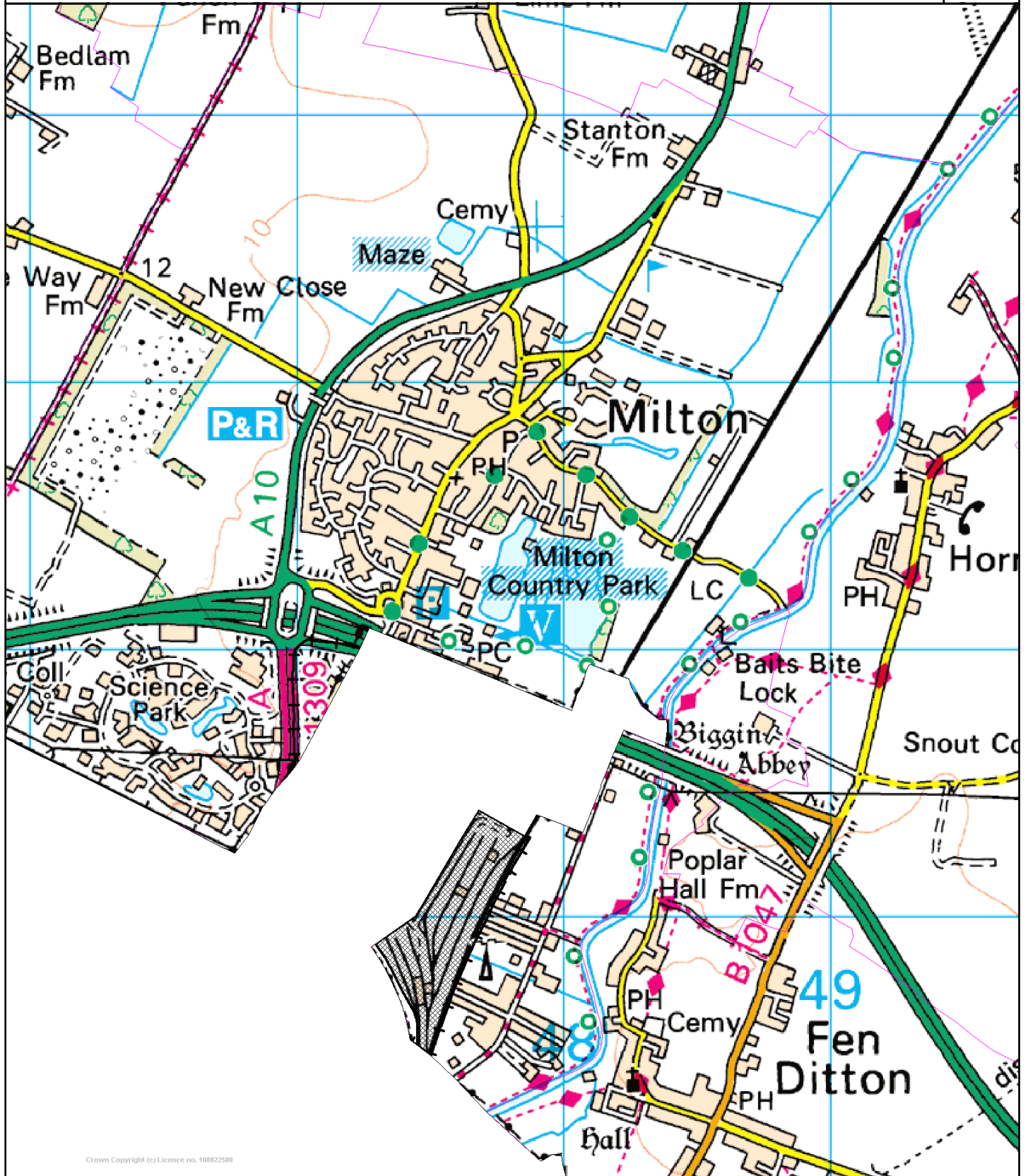
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Centre = 549619 E 257442 N

Area hatched black = CIL Area 3

Map 9 Northern Fringe (East) SS/4



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Centre = 547807 E 262223 N

Area hatched black = CIL Area 3