

# Community Infrastructure Levy: Gosport Draft Charging Schedule

## Statement on Issues and Questions

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Question 14: *Should the Draft Charging Schedule be more explicit (in section 8.4) about Extra Care accommodation being a specific development type?*

Date: 23<sup>rd</sup> February 2015

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**GOSPORT**  
Borough Council

1. It is recognised that the Use Classes Order 2010 does not explicitly cover the category of Extra Care accommodation. The viability study examined residential care homes that fall into Class C2 (Paragraph C9.6 CIL - 5). However it is agreed that public funded Extra Care facilities display the similar values and development costs but would fall into planning use class C3.
2. Therefore there is merit in amending the Draft Charging Schedule to provide clarity and to avoid the potential for public sector funded Extra Care facilities being charged the full residential CIL charge.
3. In order to improve clarity it is suggested to add a footnote to Table 2, page -8 of the Draft Charging Schedule (CIL-1). The proposed amendment is shown below:

Development Type	CIL charge £ per m <sup>2</sup>
<b>1. Residential:<sup>1</sup></b>	
Developments with less than 10 dwellings or units	
Charging Zone 1	<b>£60</b>
Charging Zone 2	<b>£100</b>
Charging Zone 3	<b>£100</b>
Developments with 10 or more dwellings or units	
Charging Zone 1	<b>£0</b>
Charging Zone 2	<b>£80</b>
Charging Zone 3	<b>£100</b>
<b>2. Non Residential:</b>	
Retail warehouses and supermarkets <sup>2</sup>	<b>£60</b>
Other non-residential	<b>£0</b>
<b>3. Gosport Waterfront site</b>	
All Residential	<b>£40</b>
Retail warehouses and supermarkets	<b>£60</b>
Other non-residential uses	<b>£0</b>

1. Defined as all development within the three categories of Class C3 (Dwelling House) of the Use Classes Order 2010, except public sector Sheltered Housing, public sector Extra Care facilities or other specialist housing providing care to meet the needs of older people or adults with disabilities.

2. A simple definition of a Supermarket for this purpose is a food based, self-service, retail unit greater than 280 square metres and governed by the Sunday Trading Act 1994. A retail warehouse can be defined as a large store, typically on one level, that specialises in the sale of bulky goods such as carpets, furniture, electrical goods or DIY items.