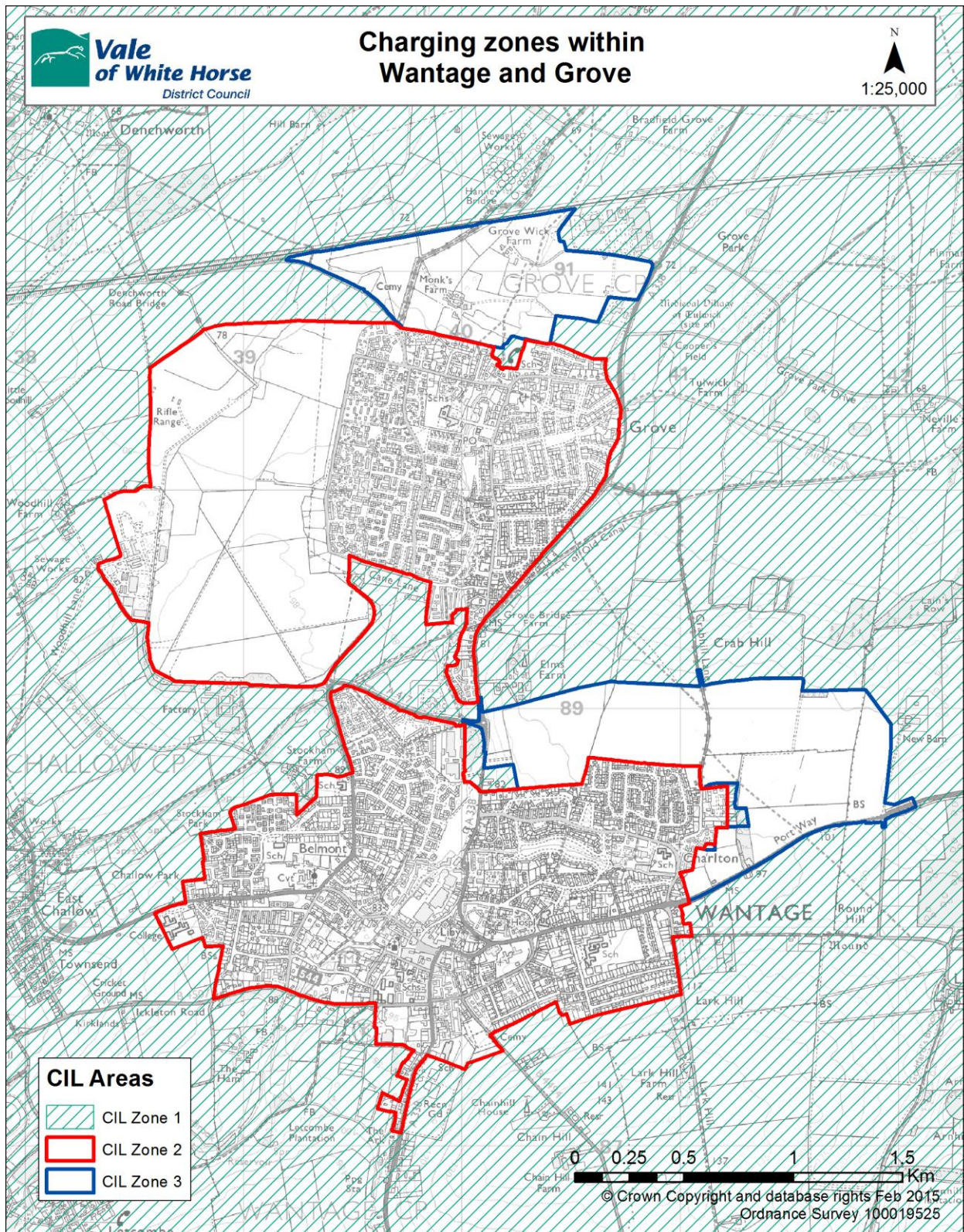
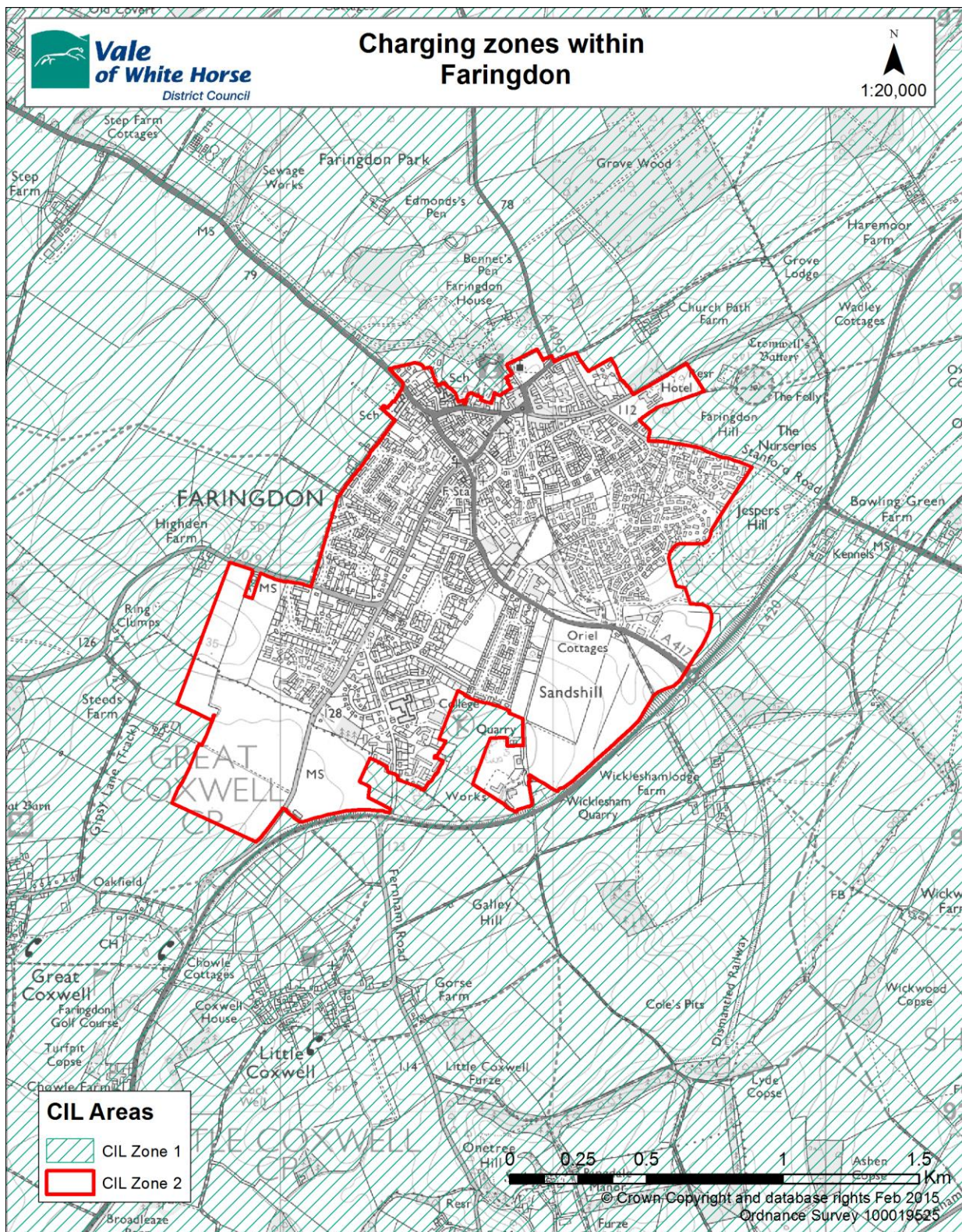


Charging zones within Wantage and Grove

N
1:25,000





Annex Two - Calculating the charge

Key points in calculating the CIL charge:

- CIL is charged on the net additional internal floor area of development.
- Where buildings are demolished to make way for new buildings, the charge will be based on the eligible floorspace of new buildings less the eligible floorspace of the demolished buildings, provided the buildings were in lawful use prior to demolition.
- A building is considered to be in lawful use if a part of that building has been in lawful use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.
- If the CIL amount calculated is less than £50 no charge will apply.
- The relevant rates are the rates as set out in the Charging Schedule which apply to type and location of the relevant development. They apply at the time planning permission first permits the chargeable development.

The calculation of the chargeable amount to be paid by a development is set out in Regulation 40 of the Community Infrastructure Levy Regulations (2010 as amended). The CIL Regulations and details of the calculation can be viewed at:

<http://www.legislation.gov.uk/ukxi/2014/385/regulation/6/made>

The Planning Advisory Service (PAS) has produced a series of guidance documents on the preparation and implementation of CIL. This includes an 'Applying CIL Manual' which includes a series of development scenarios and how CIL would apply.

The PAS website can be accessed at: <http://www.pas.gov.uk/community-infrastructure-levy>

The applying CIL Manual is can be viewed at: http://www.pas.gov.uk/3-community-infrastructure-levy-cil/-/journal_content/56/332612/4070581/ARTICLE

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