

Borough Council of King's Lynn and West Norfolk

Community Infrastructure Levy – Consultation on a Preliminary Draft Charging Schedule

January 2015

Document A – Preliminary Draft Charging Schedule consultation – Schedule of rates

Recommended rates of CIL	
Development Type	Maximum rate of CIL
Residential – All areas <i>excluding</i> the un-parished area of King's Lynn	£60m ²
Residential – For the un-parished area of King's Lynn <i>only</i>	£10m ²
Sheltered / Retirement Housing (C3) - All areas <i>excluding</i> the un-parished area of King's Lynn	£60m ²
Supermarkets, Retail Warehouse and Hotels	£100m ²
All other chargeable development	£10m ²

(Source: Table 12.11 of the Site Specific Allocations and Policies DPD and Community Infrastructure Levy Viability Study (HDH Planning and Development Ltd) November 2013. Amended to make explicit the rate for residential development in the un-parished area of King's Lynn)

The Borough Council is publishing this Preliminary Draft Charging Schedule and offering it for comment. Outlined above are the possible rates of CIL. (It takes these rates from Section 12.78 and Table 12.11 of the consultant's 'recommended rates' for CIL for the Borough – Document B). These are based on the evidence about viability contained in the report. They are not necessarily those which the Borough Council might ultimately choose, but do reflect the evidence. Given the thorough work undertaken by the consultant the rates set out in section 12.78 and Table 12.11, are those that are the subject of this initial consultation.