



Newcastle upon Tyne CIL
Charging Schedule
November 2016

Appendix 1 Newcastle upon Tyne CIL Charging Schedule –(November 2016)

Please refer to the Residential and Commercial Zones identified in the Charging Schedule Residential and Commercial Zones Maps 1 and 2

Development and Use Class	Residential Zone A	Residential Zone B	Residential Zone C	Newcastle Central Area, Zone 1	Commercial, Zone 2	Commercial Zone 3
Dwellings ¹ (inc. sheltered housing) (C3)	£60/sqm	£30/sqm	£0	£0	-	-
Student Accommodation ² (C3, C4, Sui Generis)	-	-	-	£50/sqm	£50/sqm	£0
Hotels (C1)	-	-	-	£0	£40/sqm	£0
Small retail (A1) units ≤ 280 sqm net floorspace	-	-	-	£0	£30/sqm	£0
Supermarket ³ (A1) > 280 sqm net floorspace	-	-	-	£10/sqm	£10/sqm	£10/sqm
Retail Warehousing ⁴ (A1) > 280 sqm net floorspace	-	-	-	£0	£50/ sqm	£50/ sqm
All Other Development ⁵	£0	£0	£0	£0	£0	£0

¹ Dwellings- includes houses and flats

² Purpose built student accommodation which usually has an element of communal facilities.

³ Supermarkets are convenience-led stores selling mainly everyday essential items, including food, drinks, newspapers/ magazines and confectionary, where it is intended to utilise less than 50% of the gross retail floor area for the sale of comparison goods and where, depending on scale, weekly food shopping needs are met. In addition, the area used for the sale of goods will generally be above that applied for the purposes of the Sunday Trading Act of 280sq. m.

⁴ 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.

⁵ For clarity this includes: Office (Use Class B business, industry, storage and distribution), Extra Care (Use Class C2)

Calculating the Chargeable amount of CIL- CIL is charged on all new developments which create more than 100m² of floor space and on those developments which create 1 or more new dwellings, even where the floor space is less than 100m².

The chargeable amount of CIL is calculated on the gross internal area of the net increase in floor area. The amount to be charged for individual developments will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended.

<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/40>

Name of Local Authority- Newcastle City Council

The Charging Schedule was approved by Newcastle City Council on 2 November 2016.

This Charging Schedule will come into effect on 14 November 2016.
