

CHARGING SCHEDULE for Sandwell MBC (the Charging Authority)

This charging schedule was approved on 3rd March 2015 and takes effect from 1st April 2015. It has been issued, approved and published in accordance with CIL Regulations 2010 (as amended), and Part 11 of PA 2008.

Development Typology	CIL Rate - £ per sq. m
Retail ^{1,4} Units (West Bromwich Strategic Centre only)	£50
Supermarkets/superstores ² and retail warehouses ³ - over 280 sq. m Borough wide	£60
Residential ⁵ (1-14 units)	£30
Residential ⁵ (15 or more units)	£15
All other uses	Nil

¹ Retail units include all those uses within Use Classes A1-A5 as summarised below in Footnote 4 except for supermarkets/superstores and retail warehouses as defined below in Footnotes 2 and 3.

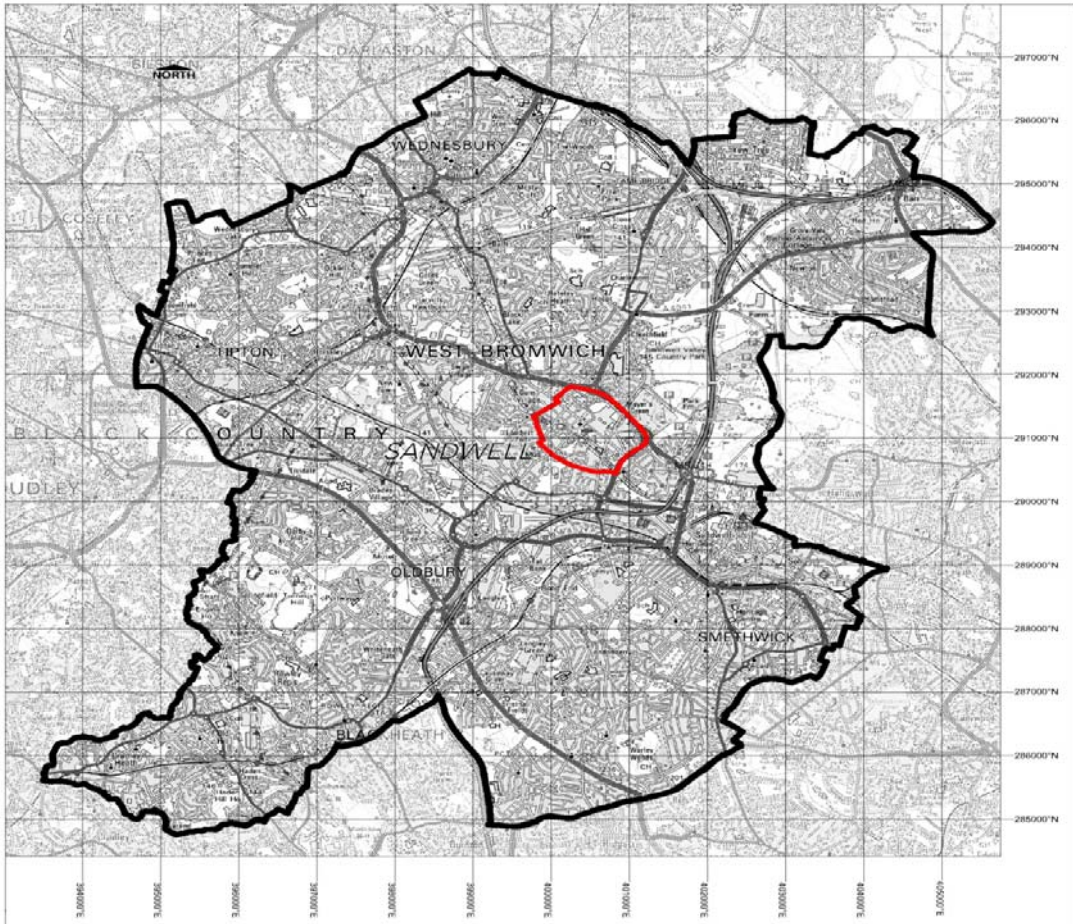
² Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

³ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

⁴ Use Classes A1-A5 are summarised as A1 Shops, A2 Financial and Professional Services, A3 restaurants and cafes, A4 drinking establishments, and A5 hot food takeaways.

⁵ Residential development excludes Use Class C2 Residential Institutions – which is use for the provision of residential accommodation and care to people in need of care, hospital, nursing home, residential school, college or training centre.

The chargeable rate per square metre has been set with regard to viability, to ensure that the levy does not put at risk overall development in Sandwell. The 'Chargeable Amount' will be calculated by the Council in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010, (as amended). In outline, the chargeable rate per square metre is multiplied by the chargeable net area of development, and adjusted in accordance with the RICS Tender Price Index (to allow for changes in prices between the date the rate is set, and the date the charge is applied to a particular development).



Sandwell Community Infrastructure Levy Residential and Retail Charging Areas

-  Borough Boundary
-  West Bromwich Strategic Centre Boundary



Not to Scale

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March 2014



West Bromwich Strategic Centre

— West Bromwich Strategic Centre is defined as the area within the West Bromwich Town Centre Core, as shown in the WBAAP 2012

NORTH
 December 2014
 Not to Scale

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