

# GARDEN CENTRES

## Community Infrastructure Levy

- Being CIL savvy can help keep development costs down
- Some buildings can be deducted from the CIL calculation
- Consider advancing your plans if your local authority has no CIL schedule in place

For confidential and expert garden centre property advice, please contact the partners:

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Gilbert Evans is the sole preferred supplier of property advice to the HTA. Members can contact us via [gardencentres@hta.co.uk](mailto:gardencentres@hta.co.uk)



The Community Infrastructure Levy is a local levy on new development over 100 square metres. Charges vary from one area to the next and money raised is ring-fenced for local infrastructure needed to support the development of the area.

CIL applies to garden centres because they are classified as A1 use. It will be the retail CIL rate that is applied with charging schedules drawn up based on viability levels for food stores and retail warehouses. The rates therefore for this sector are the highest and can range from £20 - £200 per square metre. CIL is charged in addition to any Section 106 obligations. It is levied in £ per square metre of the net increase in floor space on most new development incorporating new buildings, extensions and changes of use. If part of the development is made up of a building which was being lawfully used, for six months in the past three years, then that existing floor space can be deducted. This is important to note as it can result in a significant saving. CIL is only paid at the point the development is started – not when planning permission is granted.

The message is clear – keep as much of the area being redeveloped in lawful use prior to the CIL being calculated when permission is granted. Only a quarter of local authorities have CIL schedules in place, consider bringing forward those expansion/redevelopment plans sooner rather than later if your local authority has not got its act together.

We work closely with Mary Davidson, Managing Director at planning consultants MDAssociates to provide our clients with tailored, cost-effective solutions for development opportunities. If you would like more details about CIL and how it may impact you, contact Mary Davidson at [www.mdaplanning.co.uk](http://www.mdaplanning.co.uk).