Tandridge Local Plan

Community Infrastructure Levy

Charging Schedule

July 2014
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1. **Introduction**

1.1 This Schedule has been prepared, approved and published in accordance with Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended).

<table>
<thead>
<tr>
<th>The Charging Authority</th>
<th>Tandridge District Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of approval</td>
<td>24 July 2014</td>
</tr>
<tr>
<td>Date of effect</td>
<td>1 December 2014</td>
</tr>
</tbody>
</table>

2. **Scope of CIL Charges**

2.1 For the purposes of Part 11 of the Planning Act 2008, Tandridge District Council is a Charging Authority for Community Infrastructure Levy (CIL) in respect of development within its administrative area.

2.2 As set out in the Community Infrastructure Levy Regulations, CIL is applicable on net additional gross internal floorspace of all new development apart from that specifically exempted by the Regulations which are as follows:

- Buildings, or extensions to buildings, with less than 100 square metres gross internal floor space;
- Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
- Affordable housing; and
- Buildings owned by charities used for a charitable purpose.

2.3 The District Council has produced an Infrastructure Delivery Schedule which justifies the collection of CIL to meet the ‘funding gap’. An economic viability assessment has also been carried out to inform the setting of its CIL rates which apply across the whole of Tandridge District Council’s administrative area and are set out in Table 1.
3. **CIL Rates**

**Table 1: CIL Rates**

<table>
<thead>
<tr>
<th>Land Use¹</th>
<th>CIL Charge (£/m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All residential development²</td>
<td>£120</td>
</tr>
<tr>
<td>Convenience retail, including convenience based supermarkets and superstores³</td>
<td>£100</td>
</tr>
<tr>
<td>Comparison retail</td>
<td>Nil</td>
</tr>
<tr>
<td>Offices</td>
<td>Nil</td>
</tr>
<tr>
<td>All other uses</td>
<td>Nil</td>
</tr>
</tbody>
</table>

4. **Calculation of CIL Chargeable Development**

4.1 The precise amount charged for each development will be calculated in accordance with Regulation 40 of the CIL Regulations (2010) as amended. As stipulated in the Regulations, all charges are based on the gross internal floorspace area.

5. **Payment in Kind**

5.1 The only payment in kind to satisfy the whole or part of any CIL Liability is a land payment. Any land payment will be calculated in accordance with Regulation 73 of the CIL Regulations (2010) or as amended.

6. **Neighbourhoods Funds**

6.1 As set out in Section 2 of the Localism Act (2011) Charging Authorities are required to pass a 'meaningful proportion' of the CIL receipts to local neighbourhoods where development has taken place.

6.2 In accordance with the CIL (Amendment) Regulations 2013 a specific proportion of CIL receipts will be passed to Neighbourhood Funds. Therefore, in locations with an adopted Neighbourhood Development Plan, 25% of CIL receipts will be passed to the Parish Council to help fund local infrastructure in the locations of the chargeable

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¹ As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)
² Excluding Sheltered / Retirement Housing and Extra Care accommodation which are defined as grouped units, usually flats, specially designed or designated for older people encompassing communal non-saleable facilities over 25% Gross floorspace.
³ 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.
development. In all other locations 15% of CIL receipts will be passed to the Parish Council, subject to annual total limits.

7. **Monitoring and Review**

7.1 The operation and implementation of CIL will be monitored. Unless economic or development delivery conditions change significantly in the intervening period, it is not considered necessary to consider a review of the Charging Schedule until three years after the date of adoption. A review may be undertaken as part of any review of the Local Plan.