

Community Infrastructure Levy

Charging Schedule

December 2014



Contents

Community Infrastructure Levy (CIL) Charging Schedule	3
Statutory Compliance	3
Date of Approval	3
Date of Implementation	3
Scope of Community Infrastructure Levy	3
The CIL rate (£ per square metre)	3
Table 1 - CIL Rates	4
Calculating the chargeable amount	4
Instalment Policy	4
Map 1 CIL Charging Zone Boundaries	5

Community Infrastructure Levy (CIL) Charging Schedule

Statutory Compliance

1. Spelthorne Borough Council is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its administrative area.
2. In preparing the Charging Schedule the Council has complied with the requirements set out in Part 11 of the Planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended).
3. In setting the levy rates the Council has struck an appropriate balance between:
 - a. the desirability of funding from CIL, in whole or in part, the estimated cost of necessary infrastructure to support the development of the area, taking into account other actual and proposed sources of funding, and
 - b. the potential effects, taken as a whole, of the imposition of CIL on the economic viability of development across its area.

Date of Approval

4. The Charging Schedule was approved by the Council on 18 December 2014.

Date of Implementation

5. The Charging Schedule will come into effect on 1 April 2015.

Scope of Community Infrastructure Levy

6. As set out in the CIL Regulations the levy is applicable on the net additional gross internal floorspace of all new development apart from that specifically exempted by the Regulations as follows:
 - buildings into which people do not normally go and buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
 - new buildings or extensions of less than 100 sqm gross internal floor area, unless they result in one or more dwellings.
 - Residential extensions and free standing “residential annexes”.
 - changes of use.
 - affordable housing.
 - development by charitable bodies and used for charitable purposes.
 - self-build housing.

The CIL rate (£ per square metre)

7. CIL will be charged at differential rates in £s per square metre based on the net additional increase in floorspace for qualifying development in accordance the provisions of the Community Infrastructure Regulation 2010 (as amended).

8. The CIL rates to be charged by Spelthorne Borough Council, subject to any statutory and mandatory exemptions are set out in Table 1.

Table 1 - CIL Rates

Land Use	CIL Charge (£/sqm)		
	Zone 1	Zone 2	Zone 3
Residential development ¹ (schemes of fewer than 15 units to which Policy HO3 Affordable Housing does not apply)	£100	£140	£160
Residential development ¹ (schemes of 15 or more units to which Policy HO3 Affordable Housing applies)	£0	£40	£60
Purpose built student accommodation	£120		
Retail – out of centre larger convenience based supermarkets and superstores and retail warehousing (net retail selling space of more than 280 sqm)	£120		
Hotels and Care Homes	Nil		
Offices, commercial and all other uses	Nil		

1. 'Residential development' includes all dwellings falling within Use Class C3 (Town & Country Planning (Use Classes) Order 1987 (as amended)).

9. The rates will apply throughout the Borough and for residential development in accordance with the charging zones shown on Map 1.
10. The Charging Authority has used appropriate viability evidence to inform the charging schedule.

Calculating the chargeable amount

11. The amount of CIL arising from development liable for CIL will be calculated in accordance with Regulation 40 of the CIL Regulations 2010 (as amended).
12. All CIL liability will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index.

Instalment Policy

13. Liability for the payment of CIL is triggered by the commencement of development. The Council proposes to adopt, and keep under review, an Instalment Policy in accordance with the procedures set out in Section 69B of the CIL Amendment Regulations 2011.

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

Map 1 CIL Charging Zone Boundaries

