

Sevenoaks District Council: **Community Infrastructure Levy: Charging Schedule**

Adopted February 2014



Community
Infrastructure Levy

1 Background

This Charging Schedule sets out the Community Infrastructure Levy (CIL) charges applicable in Sevenoaks District. The Community Infrastructure Levy is a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area.

The CIL Charging Schedule was examined by an independent Examiner in October 2013 and found sound in November 2013.

Charging Authority

The Charging Authority is Sevenoaks District Council.

Date of Approval

The Charging Schedule was adopted on 18 February 2014.

Date of Effect

The Charging Schedule comes into effect on 4 August 2014.

Statutory Compliance

The Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), Part 11 of the Planning Act 2008 and statutory guidance in 'Community Infrastructure Levy: Guidance' (CLG, 2013).

In accordance with Regulation 14, in setting the CIL rate the Council has aimed to strike what it considers to be an appropriate balance between

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

2 The CIL Rate

Developers will be liable to pay the following CIL rates in Sevenoaks District, subject to any exemptions, relief or reductions that may be available under the CIL regulations or local discretionary exemptions:

Development Type	Area A	Area B
Residential (C3 use class)	£125 per m ²	£75 per m ²
Supermarkets and superstores(1) primarily selling convenience goods(2)	£125 per m ²	
Retail warehousing(3)	£125 per m ²	
Other forms of development	£0 per m ²	

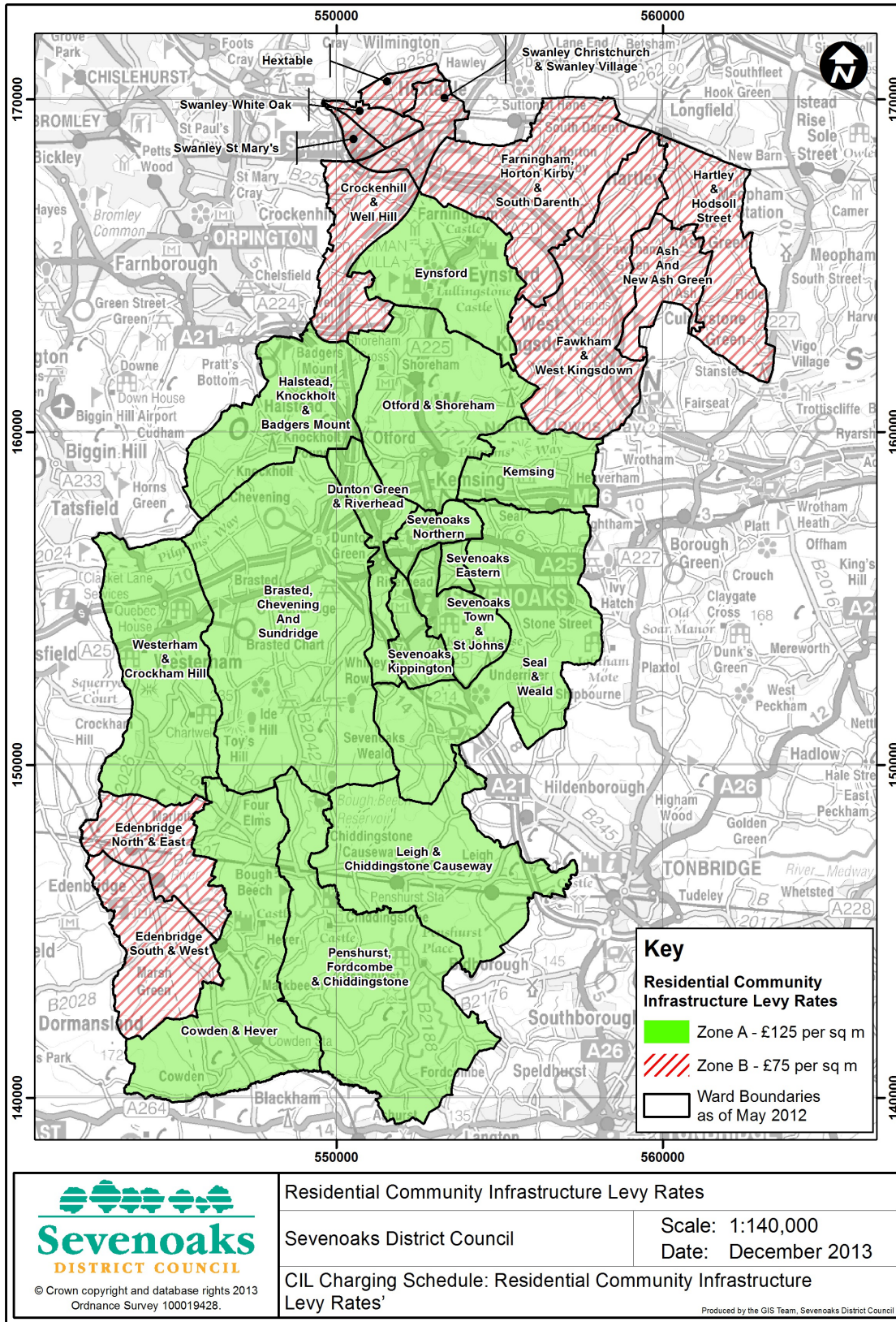
1. Superstores/supermarkets are shopping destinations in their own right (of 500 sq m of sales floorspace or more) where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

2. Convenience goods: Food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), Newspapers and periodicals, Non-durable household goods.

3. Retail warehouses are large stores (of 500 sq m of sales floorspace or more) 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.

Areas A and B are set out on the map, below

Map 1: Residential Community Infrastructure Levy Rates



3 Calculating how much CIL developers will pay.

Calculating the Charge

Sevenoaks District Council will calculate the amount of CIL payable ("chargeable amount") in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended), or subsequent relevant regulations.

Inflation

Under Regulation 40, the CIL rate will be index linked with the Royal Institute of Chartered Surveyors' "All In Tender Price Index".

The current All In Tender Price Index and the Index at the time that the Charging Schedule takes effect will be made available by the Council separately.

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where certain conditions are met.

Exemptions and Relief

At the time of publication, the following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Reg 6); and
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Reg 42);
- development by a charity where the development will be used wholly or mainly for charitable purposes (Reg 43).

Developers of social housing are able to apply for relief from paying CIL (Reg. 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for

- development by a charity where the profits of the development will be used for charitable purposes (Regs. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regs. 55, 56, 57, 58)

The Council's policy on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.

Further mandatory or discretionary forms of exemption and relief may be made available in subsequent CIL regulations. Information will be made available on the Council's website.

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