

ANNEX 1

Surrey Heath Borough Council Community Infrastructure Levy: Regulation 123 List

The following list of infrastructure projects may be funded or part funded through the Community Infrastructure Levy (unless otherwise stated).



- 1) Shared Suitable Accessible Natural Greenspace (SANG) – Shared SANG includes SANG provided for development which cannot secure its own SANG solution¹
- 2) Open Space (with the exception of Shared or On-Site SANG) which is not directly related to a development²
- 3) Local Transport Projects and Pedestrian Safety Improvements which are not directly related to a development².
- 4) Play Areas & Equipped Playing Space which are not directly related to a development².
- 5) Indoor Sports & Leisure Facilities which are not directly related to a development².
- 6) Community Facilities not directly related to a development².
- 7) Waste & Recycling not directly related to a development²
- 8) Strategic Transport Projects²

Flood Defence & Drainage Improvements which are not directly related to a development²

¹ Development sites which cannot provide their own SANG solution will contribute to shared SANG solutions by way of a CIL payment. Development which is required to provide its own bespoke SANG solution will continue to be secured by S106 obligations in line with CIL Regulations 122 & 123. Nothing in this footnote overrides the Borough Council's obligations as the competent authority for the purposes of its duties under the Conservation of Habitats & Species Regulations (2010).

² Provision, improvement, replacement, operation or maintenance to reduce the incremental impact of development on off-site infrastructure which is not provided or required as avoidance/mitigation on or near individual development sites. This Regulation 123 List excludes projects for infrastructure which are directly related to an individual site i.e. on or near site infrastructure to avoid/mitigate impact arising from that site. The Borough Council may apply CIL, continue to seek S106 obligations, or a mix of S106 and CIL, toward on or near site infrastructure in line with the Infrastructure Delivery SPD and in accordance with Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended).

NOTE: To enable the delivery of new residential units through the permitted development rights as set out in the (General Permitted Development) (England) Order 2015 (or as subsequently amended) and the Housing and Planning Act 2016, or other anticipated changes to legislation the Council will require such development to contribute toward the cost of the ongoing management and maintenance of SANG through a Unilateral Undertaking. This is to meet the requirements of the Conservation of Habitats and Species Regulations,

The Council will levy a contribution of £112.50 per square metre for the new residential (Use Class C3) floorspace created. This is the management and maintenance cost of SANG

The types of development affected include:

Starter Homes;

Change of Use of B1 office to residential;

Applications where less than 100 sq m of net residential floorspace is created;

Self / custom build homes;

Any conversions to residential where no additional floorspace is created, including:

- Retail/hotel/agricultural conversions to residential;
- Office to residential through planning permission where the applicant can demonstrate that the building or part of the building has been in office use for a 6 month period within the last 3 years;
- Regulation 73 applications for conversions to Houses of Multiple Occupancy.