



SURREY HEATH LOCAL PLAN 2011-2028

COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

Charging Authority: The charging authority is Surrey Heath Borough Council

Date of Approval: This charging schedule was approved by the Borough Council on the 16th July 2014

Date of Implementation: This charging schedule will come into effect on the 1st December 2014

Rate of CIL (£ per square metre): Chargeable. CIL will be charged at differential rates according to the type of development as shown in the tables of CIL charges within this schedule. (see page 7 below for calculation formula)



Table of CIL Charges: Residential (C3 Only) – Charging rates 2014-2026

Area	Development Type	CIL Tariff (£ per sqm including indexation)
Western Charging Zone	Residential (C3) which does not provide its own open space in the form of Suitable Accessible Natural Greenspace (SANG) as avoidance for European Sites	(£180 rate x 400/239) = £301.25
Western Charging Zone	Residential (C3) which provides its own open space in the form of Suitable Accessible Natural Greenspace (SANG) as avoidance for European Sites	(£55 rate x 400/239) = £92.05
Eastern Charging Zone	Residential (C3) which does not provide its own open space in the form of Suitable Accessible Natural Greenspace (SANG) as avoidance for European Sites	(£220 rate x 400/239) = £368.20
Eastern Charging Zone	Residential (C3) which provides its own open space in the form of Suitable Accessible Natural Greenspace (SANG) as avoidance for European Sites.	(£95 rate x 400/239) = £158.99



Area	Development Type	CIL Tariff (£ per sqm including indexation)
Princess Royal Barracks Charging Zone	Residential (C3) only	(£0 rate x 400/239) = £0.00

Table of CIL Charges: Other Retail (E)

Area	Development Type	CIL Tariff (£ per sqm including indexation)
Zone A (Camberley Town Centre)	All Other Retail (E)	(£0 rate x 400/239) = £0.00
Zone B (Rest of Borough Zone)	All Other Retail (E)	(£100 rate x 400/239) = £167.36

Table of CIL Charges: Supermarkets/Superstores, Retail Warehousing and 'All Other' Development

Area	Development Type	CIL Tariff (£ per sqm including indexation)
Borough Wide Zone	Retail Warehousing 1	(£200 rate x 400/239) = £334.72
Borough Wide Zone	Supermarkets/Superstores ²	(£200 rate x 400/239) = £334.72
Borough Wide Zone	All Other Development	(£0 rate x 400/239) = £0.00



1 Retail Warehousing is defined as ‘Stores 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’

2 Supermarkets/Superstores are defined as ‘Self-service stores selling mainly food which provides either weekly or top-up shopping needs and which can also include non-food floorspace as part of the mix’

Charging Zones

Residential Eastern, Western and Princess Royal Barracks Residential Zones are as defined by Plan 1 as set out in this Charging Schedule.

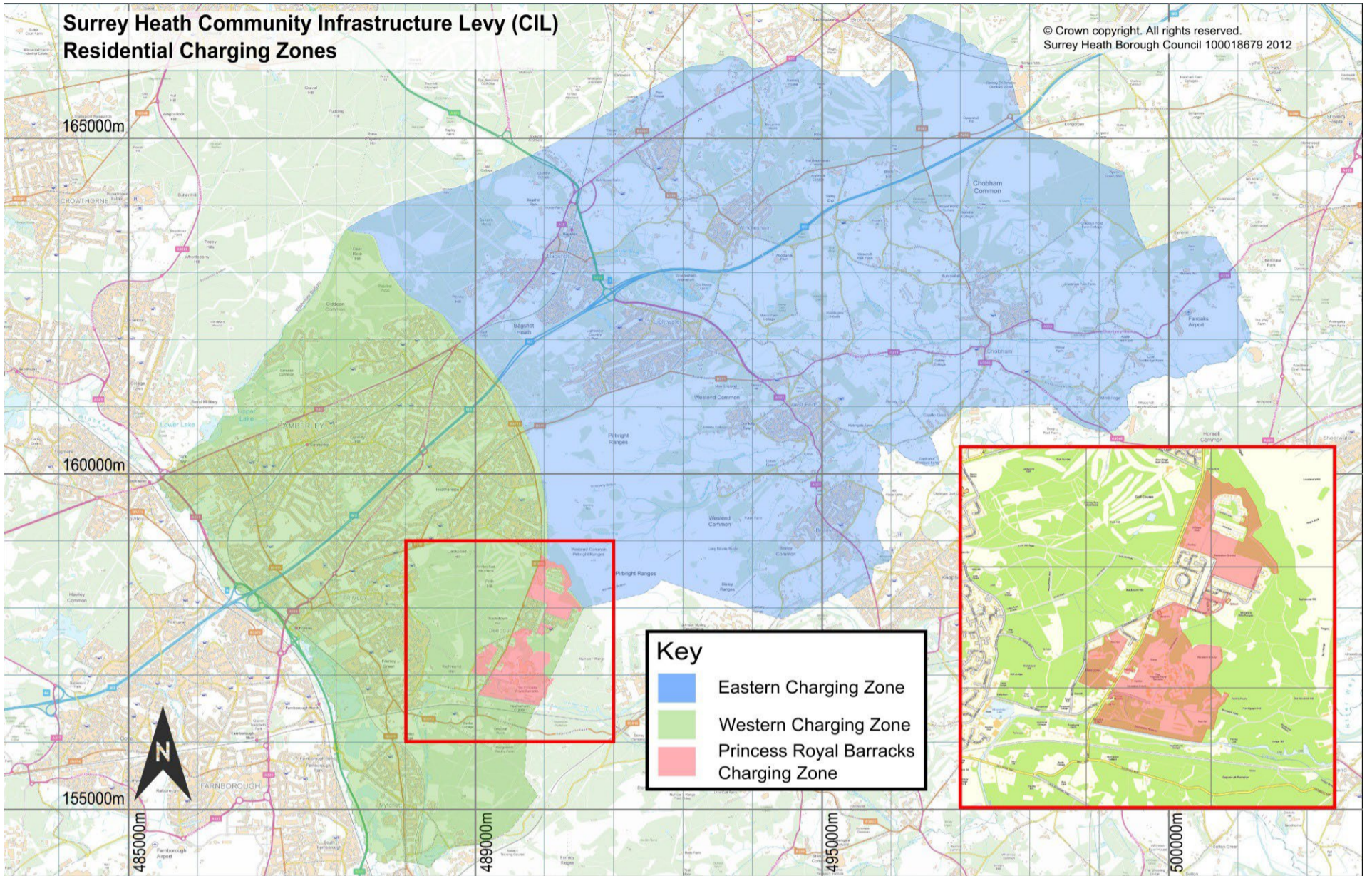
‘Other Retail’ Zones A and B are defined by Plan 2 as set out in this Charging Schedule.

The Borough Wide Zone relating to Supermarkets/Superstores, Retail Warehousing and ‘All Other Development’ is defined by Plan 3 as set out in this Charging Schedule.



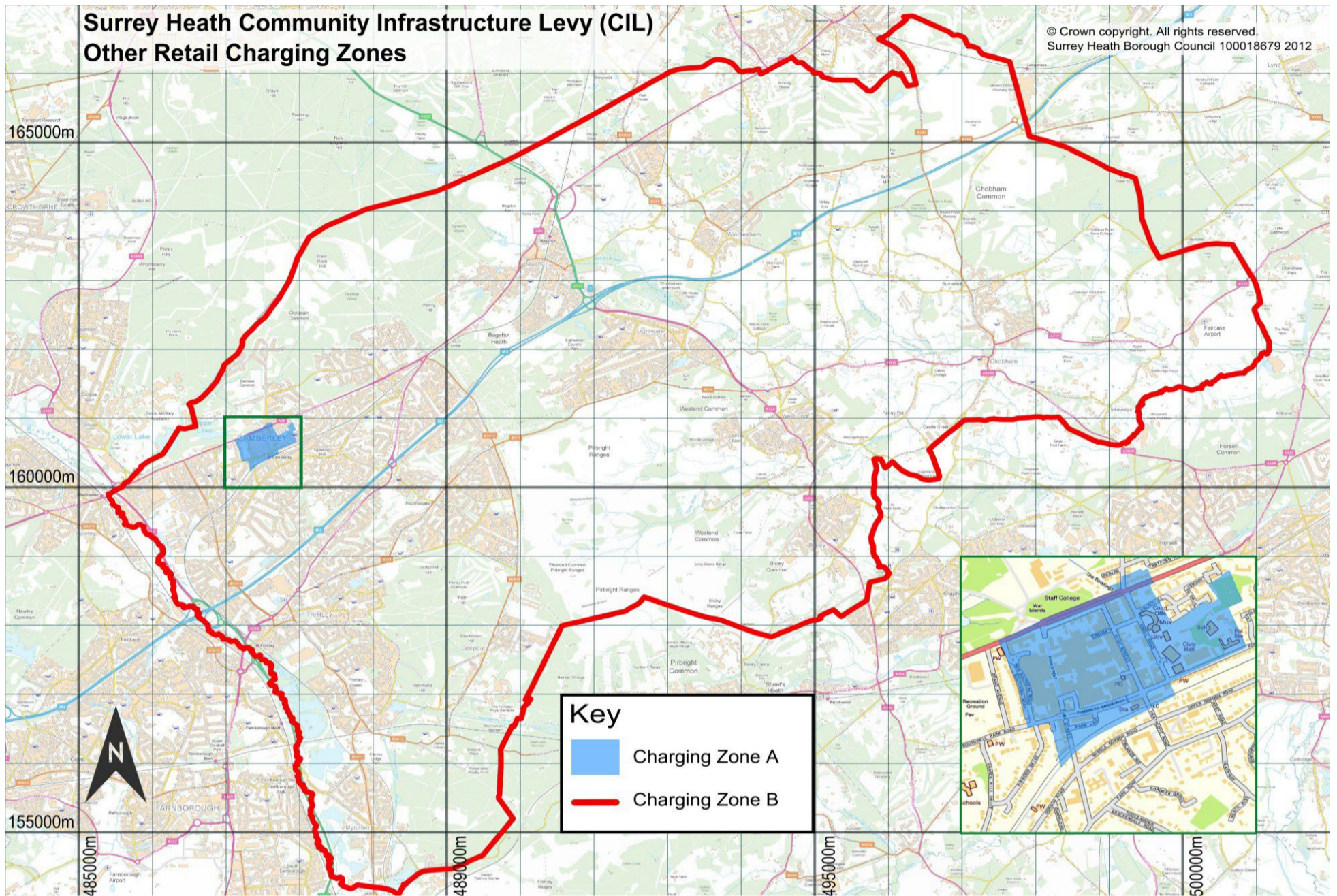


Plan I – Residential Charging Zones



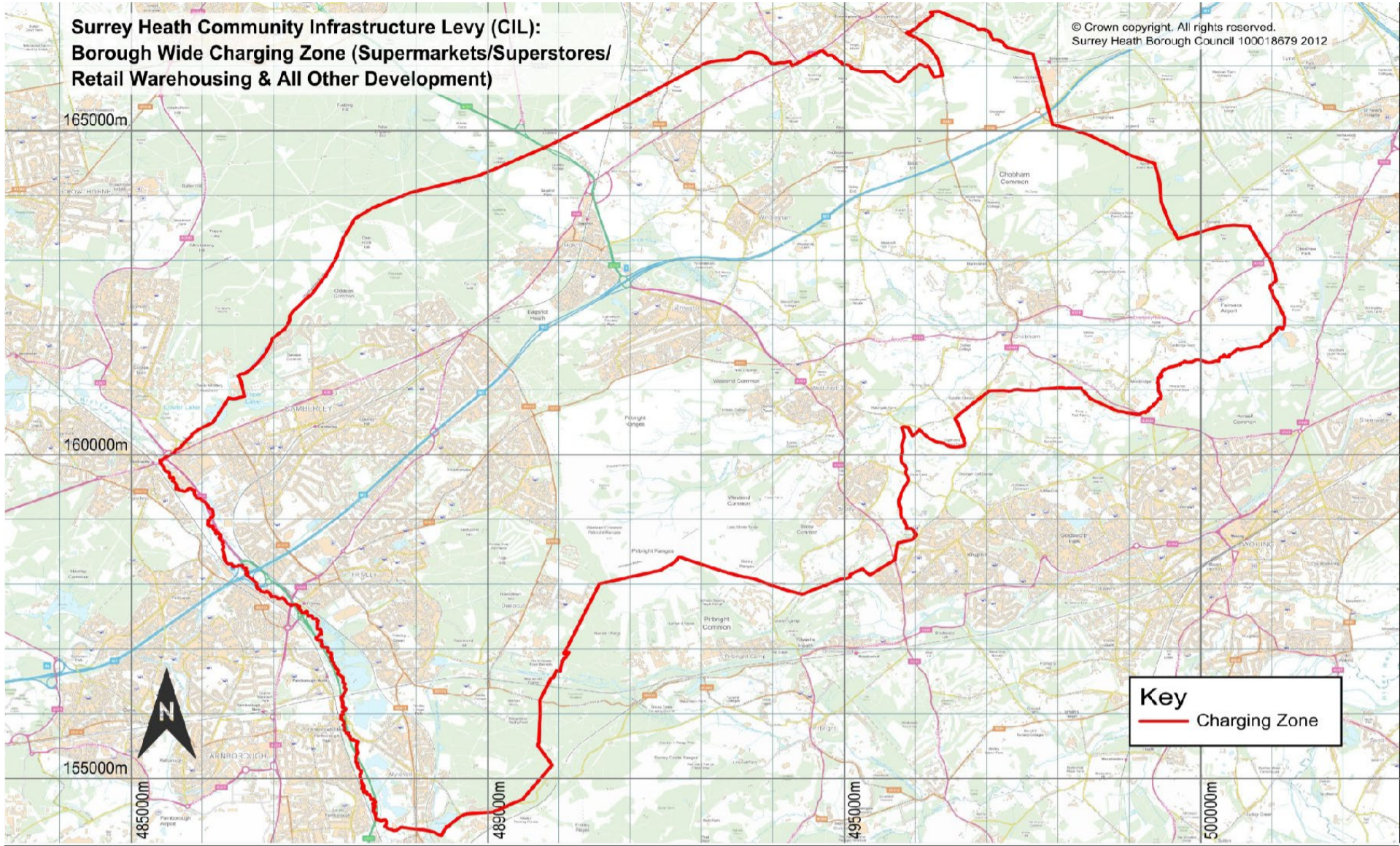


Plan 2 – 'Other Retail' Charging Zones





Plan 3 – ‘Supermarkets/Superstores, Retail Warehousing and ‘All Other Development’ Charging Zone





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). The formula is as follows: -

$$\frac{R \times A \times I_p}{I_c}$$

Where:

R = rate of CIL set by the Borough Council

A = the deemed net area chargeable at rate R

I_p = the index figure for the year in which planning permission was granted

I_c = the index figure for the year in which the charging schedule containing rate R took effect

The value of A is calculated as follows: -

$$\frac{G_R - K_R - (G_R \times E)}{G}$$

Where:

G_R = The gross internal area of the part of the development chargeable at rate R


G = the gross internal area of the chargeable development

E = an amount equal to the aggregate of the gross internal areas of all buildings which

- (i) On the day planning permission first permits the chargeable development are situated on the relevant land and in lawful use; and
- (ii) Are to be demolished before completion of the chargeable development

K_R = An amount equal to the aggregate of the gross internal area of all buildings (excluding any new build) on completion of the chargeable development which: -



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- (i) On the day planning permission first permits the chargeable development, are situated on the relevant land and in lawful use
 - (ii) Will be part of the chargeable development upon completion
 - (iii) Will be chargeable at rate R

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

