

**WAVERLEY BOROUGH
COMMUNITY INFRASTRUCTURE LEVY**

DRAFT CHARGING SCHEDULE

April 2018

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INTRODUCTION

- 1.1 This document sets out Waverley Borough Council's Charging Schedule for the Community Infrastructure Levy (CIL).
- 1.2 The Community Infrastructure Levy (CIL) is a new tariff which will allow funds to be raised from new building projects in Waverley. It is intended to supplement other funding streams in providing new infrastructure to support local growth. The purpose of the levy is to give developers more certainty over costs and to give councils and communities more choice and flexibility in how infrastructure is funded.
- 1.3 CIL is intended to supplement rather than replace other funding streams, and to provide infrastructure alongside residential and commercial development, promoting sustainable development. Charges are meant to help fund new, or to upgrade existing, infrastructure to support growth, not to cover the cost of remedying existing deficiencies.
- 1.4 With the introduction of CIL, the use of S106 planning obligations will mainly be limited to site-specific mitigation measures which are required to make a development acceptable and for affordable housing.

Who will pay CIL?

- 1.5 CIL will be applied to most buildings that people normally use and where more than 100 square metres of floorspace (net) or a new dwelling is created (even if it is less than 100 sq. m). CIL will be payable on the commencement of development or, for larger developments, in instalments over an agreed phased period. The tariff for each type of development will be set out in the CIL Charging Schedule (see Section 3).
- 1.6 There will be no charge for change of use applications unless additional floorspace is created, as well as none for the sub-division of existing dwellings. CIL is also not payable on:
 - structures into which people do not go
 - all affordable housing
 - custom and self-build housing
 - redevelopments that do not result in a net increase in floorspace (subject to caveats) and
 - development for charitable purposes.

2 THE CIL CHARGING SCHEDULE

2.1 The rates are informed by the viability evidence base at a level that does not put the overall quantum of development proposed in the Local Plan at risk. CIL charges should not be set near the margins of viability and therefore the proposed rates accommodate an adequate buffer to allow for potential section 106/278 costs and changes in site specific circumstances. CIL charges will apply to residential dwellings, older persons' housing and certain forms of retail use. In accordance with the CIL Regulations, for any types of uses that are unable to sustain a CIL charge a £0 CIL rate has been applied.

2.2 The Council proposes to set the following range of CIL charges:

Use	CIL rate
Residential dwellings – schemes of more than 10 units	£395 per sq. m (where there is no SANG/SAMM tariff – Zone A) ^(g) £372 per sq. m (where the SANG/SAMM tariff is charged – Zone B) ^(h)
Residential dwellings – schemes of 10 or less	£452 per sq. m (where there is no SANG/SAMM tariff – Zone A) ^(g) £435 per sq. m (where the SANG/SAMM tariff is charged – Zone B) ^(h)
All uses at Dunsfold Aerodrome Strategic Site ^(a)	£0 per sq. m
Older person housing (retirement and supported living) with affordable housing ^(b)	£118 per sq. m (where there is no SANG/SAMM tariff – Zone A) ^(g) £100 per sq. m (where the SANG/SAMM tariff is charged – Zone B) ^(h)
Older person housing (retirement and supported living) without affordable housing ^(b)	£280 per sq. m (where there is no SANG/SAMM tariff – Zone A) ^(g) £268 per sq. m (where the SANG/SAMM tariff is charged – Zone B) ^(h)
Small Convenience Store ^(c)	£75 per sq. m
Supermarket ^(d)	£65 per sq. m
Town Centre Retail (other than convenience) ^(e)	£25 per sq. m
Out of Centre Retail (other than convenience) ^(f)	£95 per sq. m

All other uses

£0 per sq. m

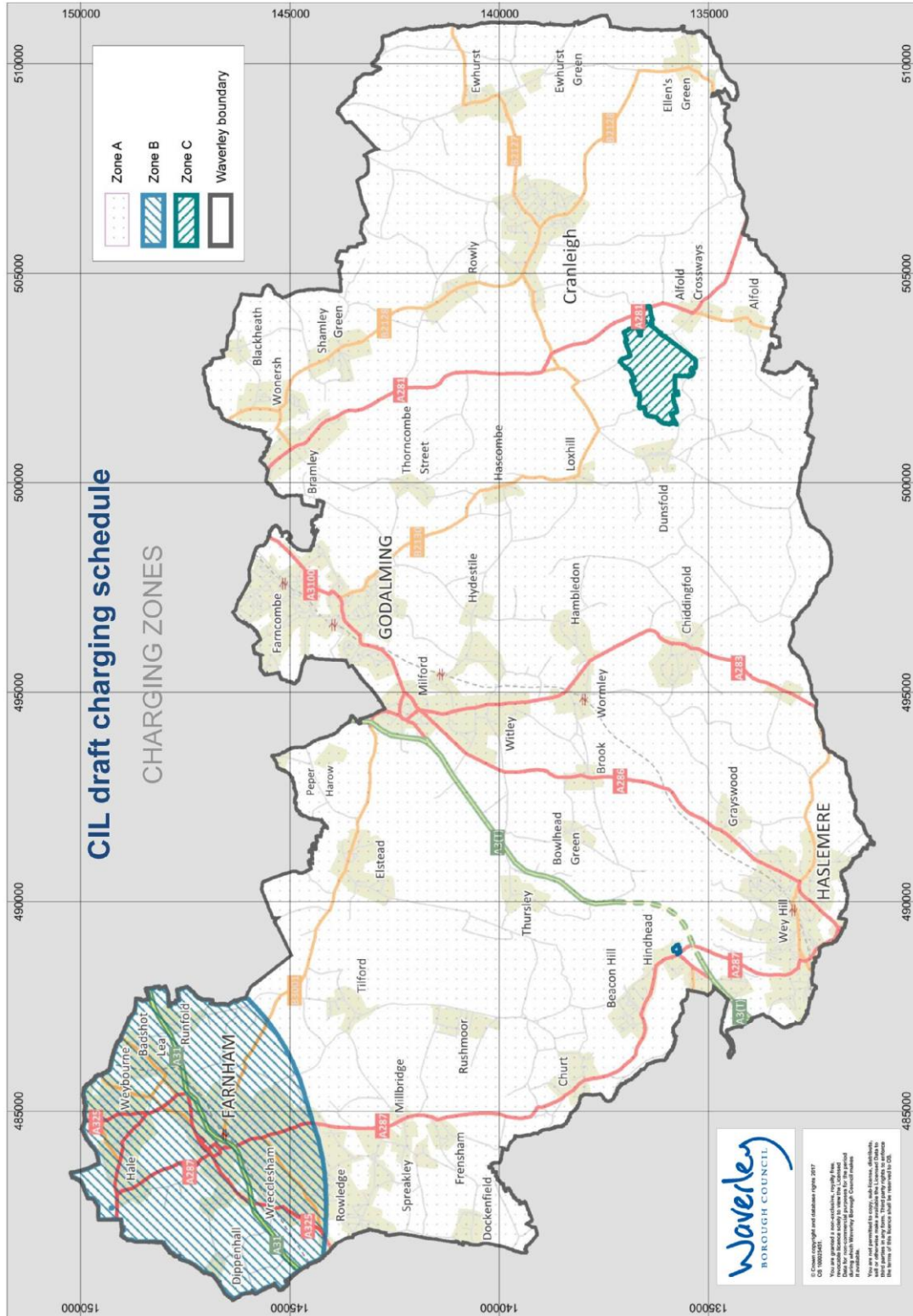
CIL Charging Schedule Notes

Ref.	Notes
(a)	Dunsfold Strategic site is identified on Map 4 in Appendix 1
(b)	<p>These uses are defined as follows:</p> <p>Retirement housing - This is often known as “Sheltered Housing” or “Retirement Living”. Retirement Housing usually provides some facilities that you would not find in completely independent accommodation. These can include (secure main entrance, residents’ lounge, access to an emergency alarm service, a guest room. Extra facilities and services are paid for through a service charge on top of the purchase price or rent. To move into retirement housing you are assumed to be independent enough not to need care staff permanently on site</p> <p>Supported housing - This is often known as “Extra Care Housing” or “Assisted Living”. Everyday care and support will be available. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day). Service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities.</p> <p>For the avoidance of doubt ‘Care homes’ are excluded from this older person housing charge and are separately considered as ‘All other uses’ and therefore a zero CIL rate will apply to development meeting the following definition - residential care homes or nursing homes where integral 24 hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.</p>
(c)	A small convenience store has a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of no larger and including 300 sqm gross.
(d)	A supermarket store has a majority (in excess of 50%) of its net selling area conditioned for the sale of convenience goods in a total gross store size of greater than 300 sqm gross.
(e)	Applies to qualifying floorspace within town centres identified on Maps 5 to 8 and to all retail development within A use class other than convenience floorspace as described above.
(f)	Applies to qualifying floorspace outside of town centres identified on Maps 5 to 8 and to all retail development within A use class other than convenience floorspace as described above.
(g)	Areas to which the charge applies are shown on Map 1
(h)	Areas to which the charge applies are shown on Maps 1, 2 and 3

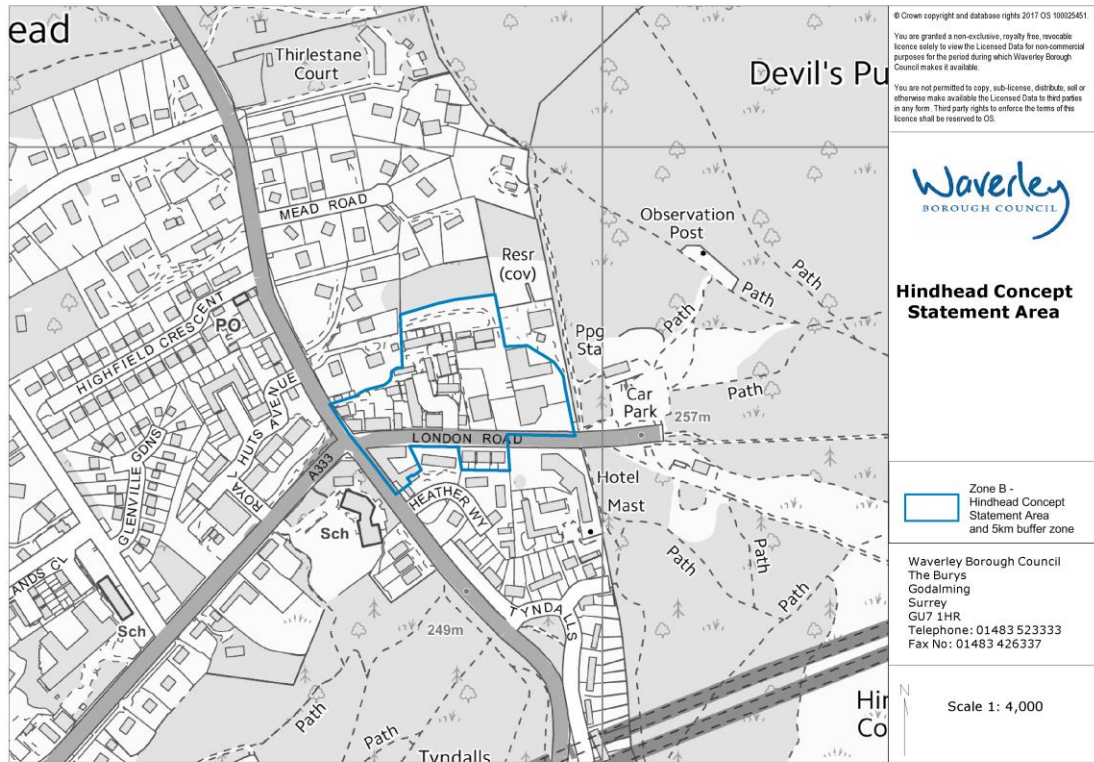
APPENDIX 1

CIL CHARGING ZONES MAPS

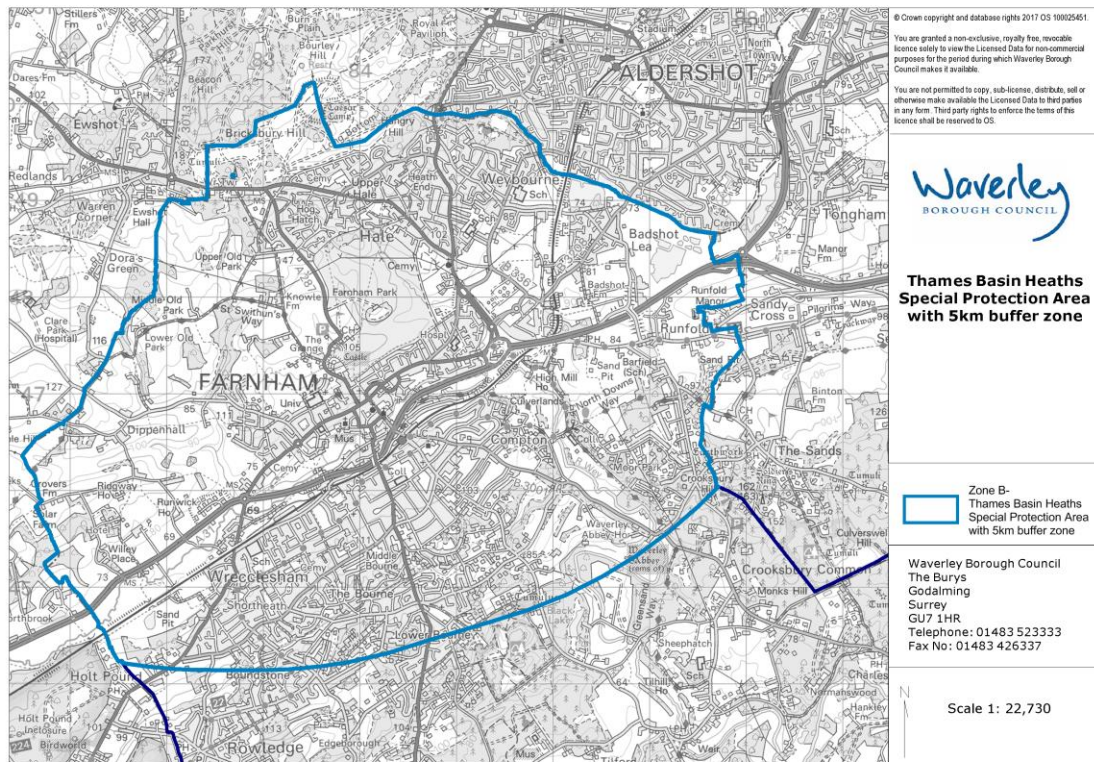
Map 1 – Charging Zones



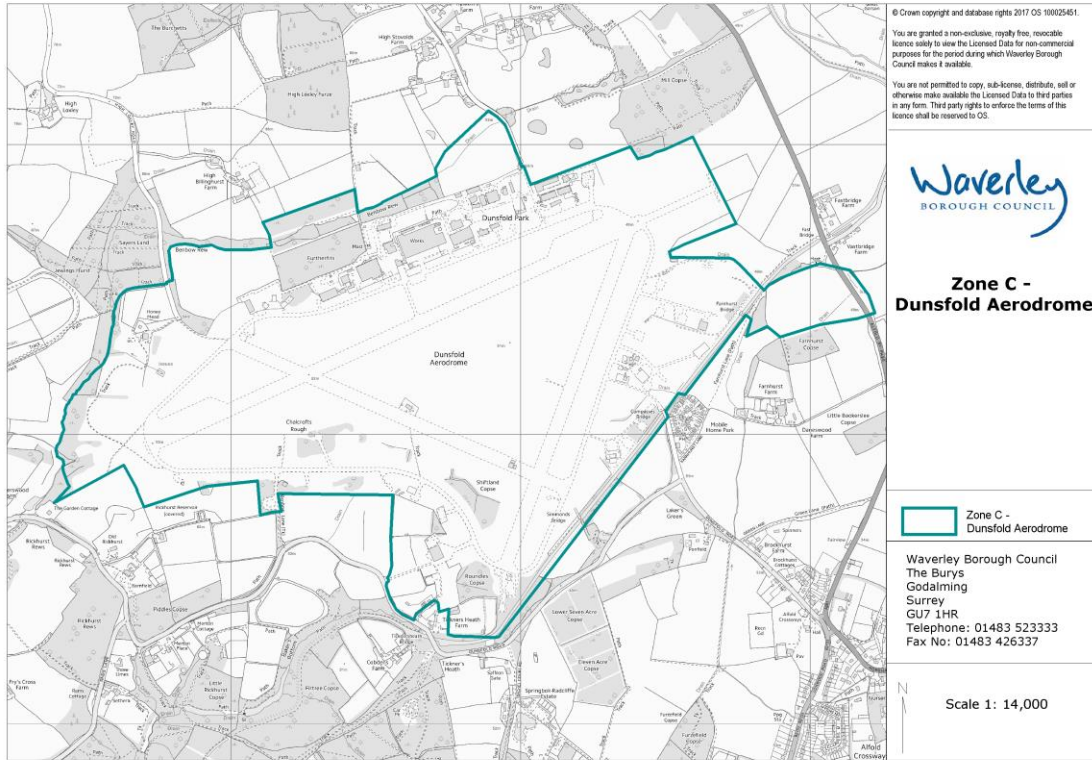
Map 2 – Hindhead Concept Statement Area (Zone B)



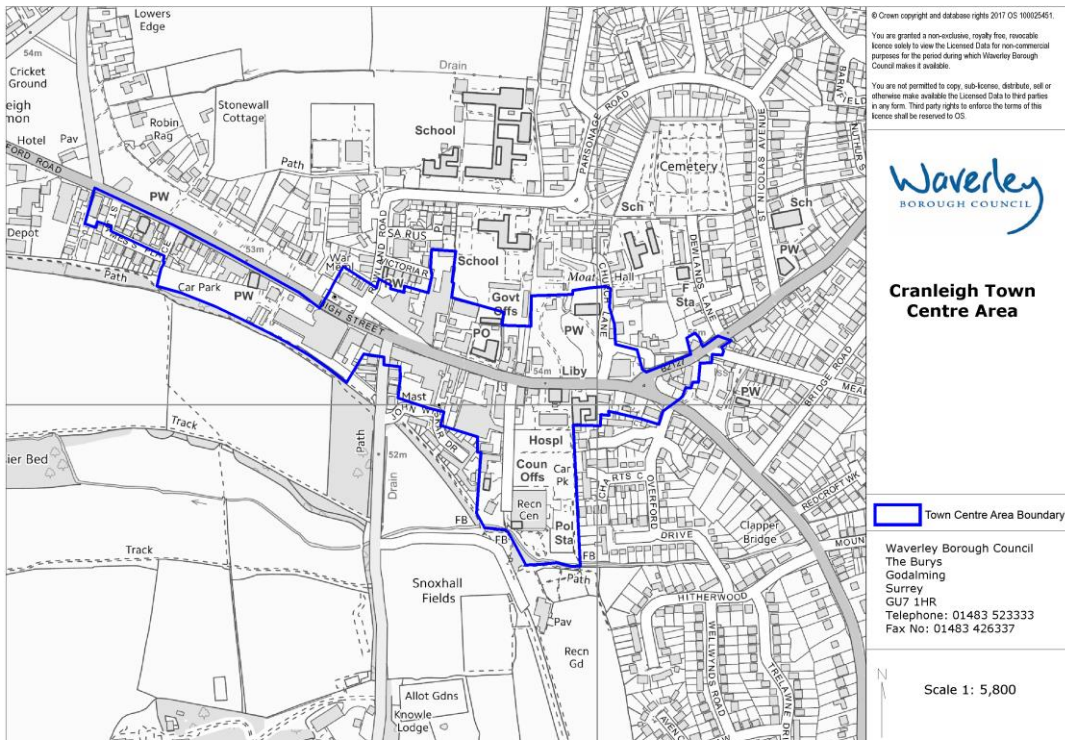
Map 3 – Thames Basin Heaths SPA and 5km buffer zone (Zone B)



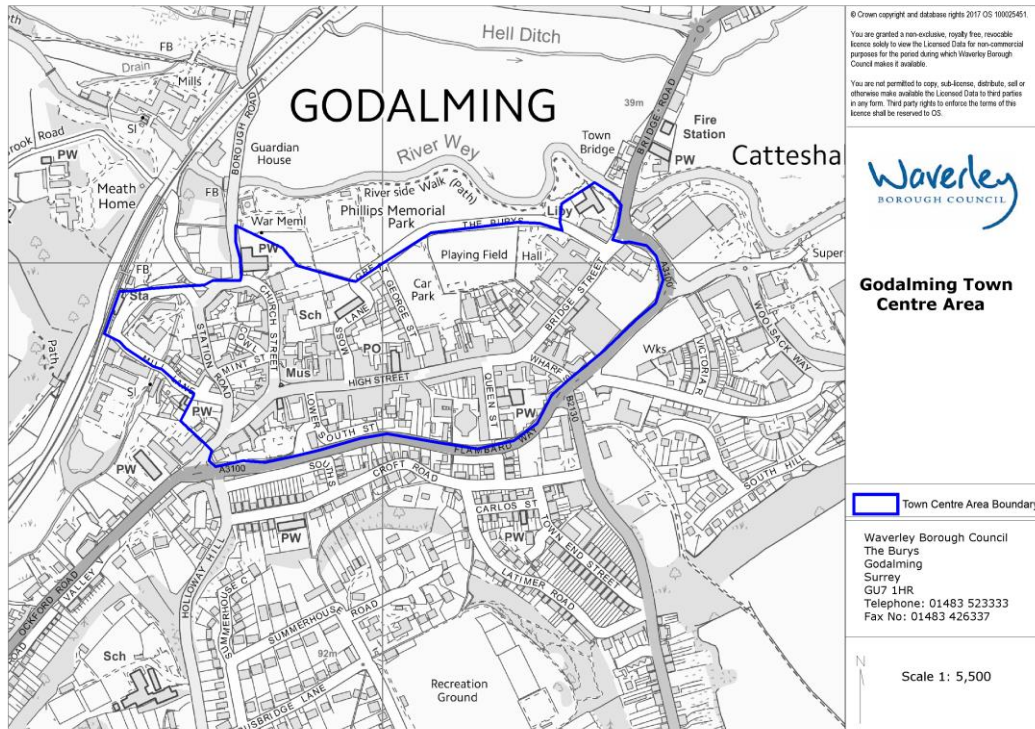
Map 4 – Dunsfold Aerodrome (Zone C)



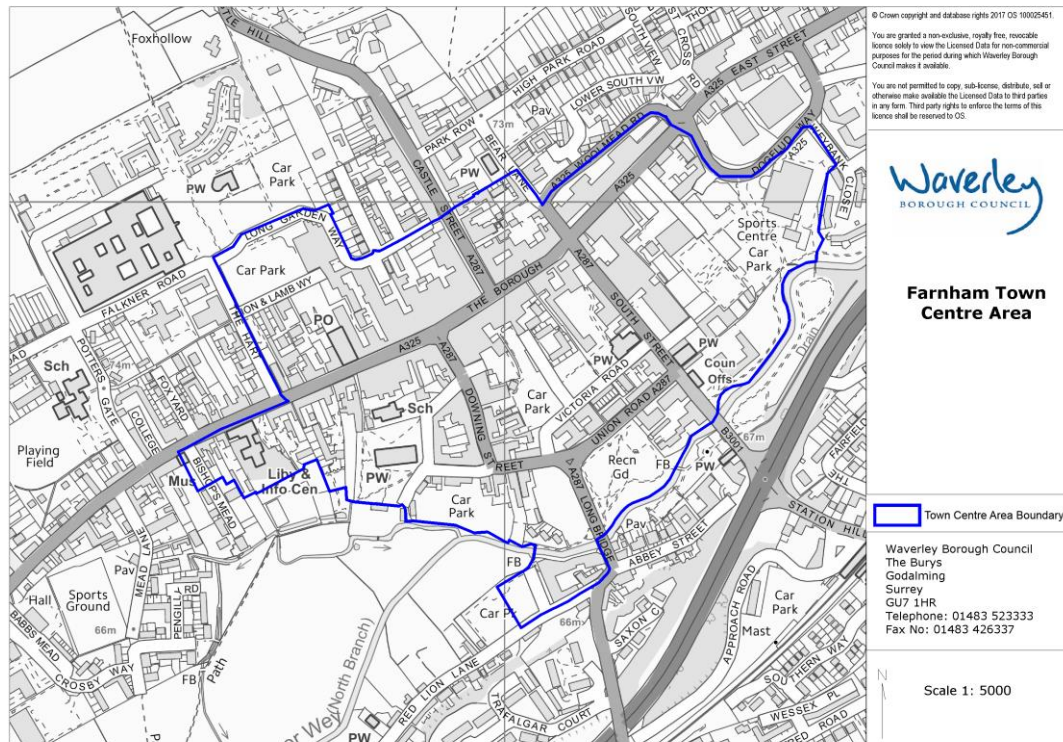
Map 5 – Cranleigh Town Centre



Map 6 – Godalming Town Centre



Map 7 – Farnham Town Centre



Map 8 – Haslemere Town Centre

