



Community Infrastructure Levy

Charging Schedule

December 2015

1. Introduction

- 1.1 This Charging Schedule has been approved and published in accordance with:
 - Part 11 of the Planning Act 2008 (as amended)
 - The Community Infrastructure Regulations 2010 (as amended)
- 1.2 For the purposes of the Community Infrastructure Levy, Reigate and Banstead Borough Council is a charging authority in respect of development the administrative area of the Borough of Reigate & Banstead.
- 1.3 This Charging Schedule was approved by the Borough Council on 11 February 2016 in accordance with Section 213 of the Planning Act 2008 and regulation 25 of the Community Infrastructure Levy Regulations 2010 (as amended).
- 1.4 The Charging Schedule will take effect from **1 April 2016**.

2. Calculation of the chargeable amount

- 2.1 The amount of CIL payable (the “chargeable amount”) in respect of a development will be calculated in accordance with regulation 40 of the Community Infrastructure Regulations 2010 (as amended).
- 2.2 As stipulated in the Regulations, the calculation of the chargeable amount is based on gross internal area (GIA). The definition of gross internal area is not specified in the Regulations; however, the generally accepted method of calculation is set out in the RICS Code of Measuring Practice (6th edition, 2007). This calculation method will be used by the charging authority subject to the specific provisions of regulation 6 of the Community Infrastructure Regulations 2010 (as amended).

3. CIL rates

3.1 CIL will be charged at differential rates (set at pounds per square metre) according to the type and location of development as shown in the following table:

Development Type	CIL Charge (£ per square metre)
Residential development falling within Use Class C3 and situated within the Charge Zone 1	Nil
Residential development falling within Use Class C3 and situated within the Charge Zone 2	£140
Residential development falling within Use Class C3 and situated within the Charge Zone 3	£80
Residential development falling within Use Class C3 and situated within the Charge Zone 4	£180
Residential development falling within Use Class C3 and situated within the Charge Zone 5	£200
Retail development which is wholly or predominantly ¹ for the sale of convenience goods ² , including superstores and supermarkets ³ , throughout the borough.	£120
All other development throughout the borough	Nil

3.2 In accordance with Section 211 (7A) of the Planning Act 2008 (as amended), the charging authority has used appropriate available evidence⁴ to inform the rates set out in this Charging Schedule.

3.3 In setting the CIL rates above, the charging authority considers that – in accordance with regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended) – an appropriate balance has been struck between the desirability of funding infrastructure from CIL and the potential effects (taken as a whole) of imposing CIL on the economic viability of development within the borough of Reigate and Banstead.

4. Charging zones

4.1 In accordance with Regulation 12 of the Community Infrastructure Levy Regulations 2010 (as amended), the following maps identify the location and boundaries of the charging zones identified in the table above:

- Plan 1 identifying the zones for residential charges as set out in this charging schedule
- Plan 2 identifying the borough-wide zone relating to wholly or predominantly convenience retail development and all other development as set out in this charging schedule

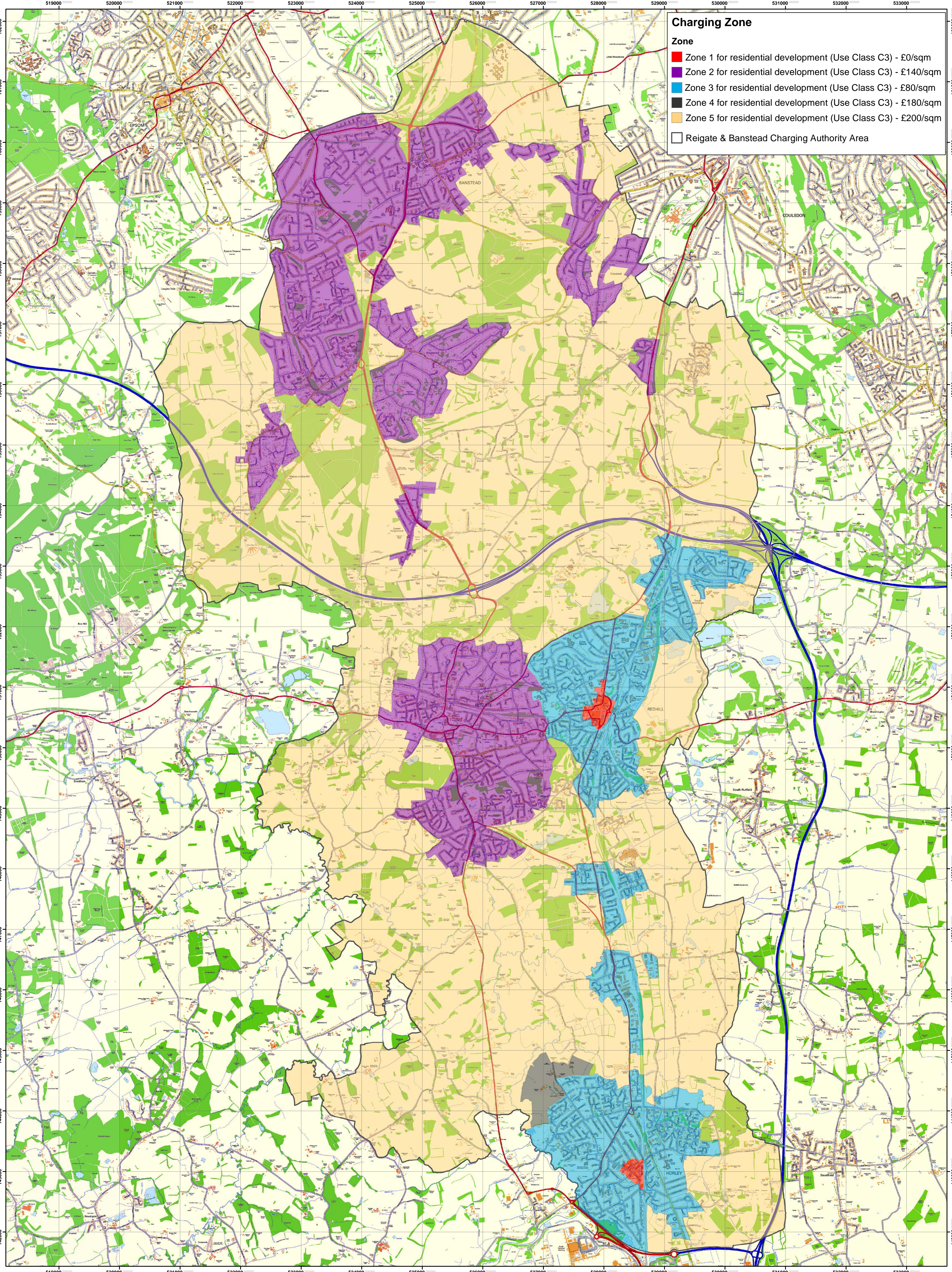
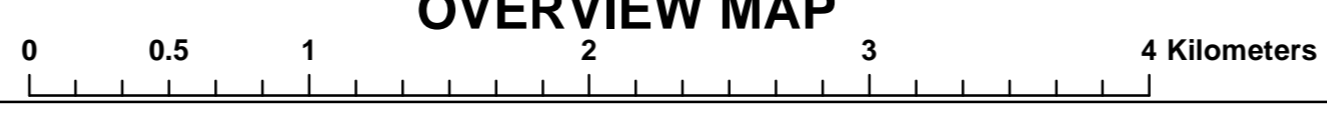
¹ For the purposes of CIL, a development is considered to be predominantly for the sale of convenience goods where more than 50% of the net sales area is given over to the sale of such goods.

² Defined as everyday essential items including but not limited to food, alcoholic and non-alcoholic beverages, confectionary, tobacco, newspapers and periodicals and non durable household goods.

³ Superstores/supermarkets are defined as self-service stores which provide either weekly or top-up shopping needs and which sell mainly convenience good but can also include a proportion non-food, comparison floorspace as part of the mix.

⁴ Comprising the Reigate & Banstead Infrastructure Delivery Plan (updated March 2015) which was originally examined in support of the Council's sound Core Strategy and the Reigate & Banstead Community Infrastructure Levy Viability Assessment Report (March 2015).

PLAN 1: CHARGING ZONES FOR RESIDENTIAL DEVELOPMENT OVERVIEW MAP

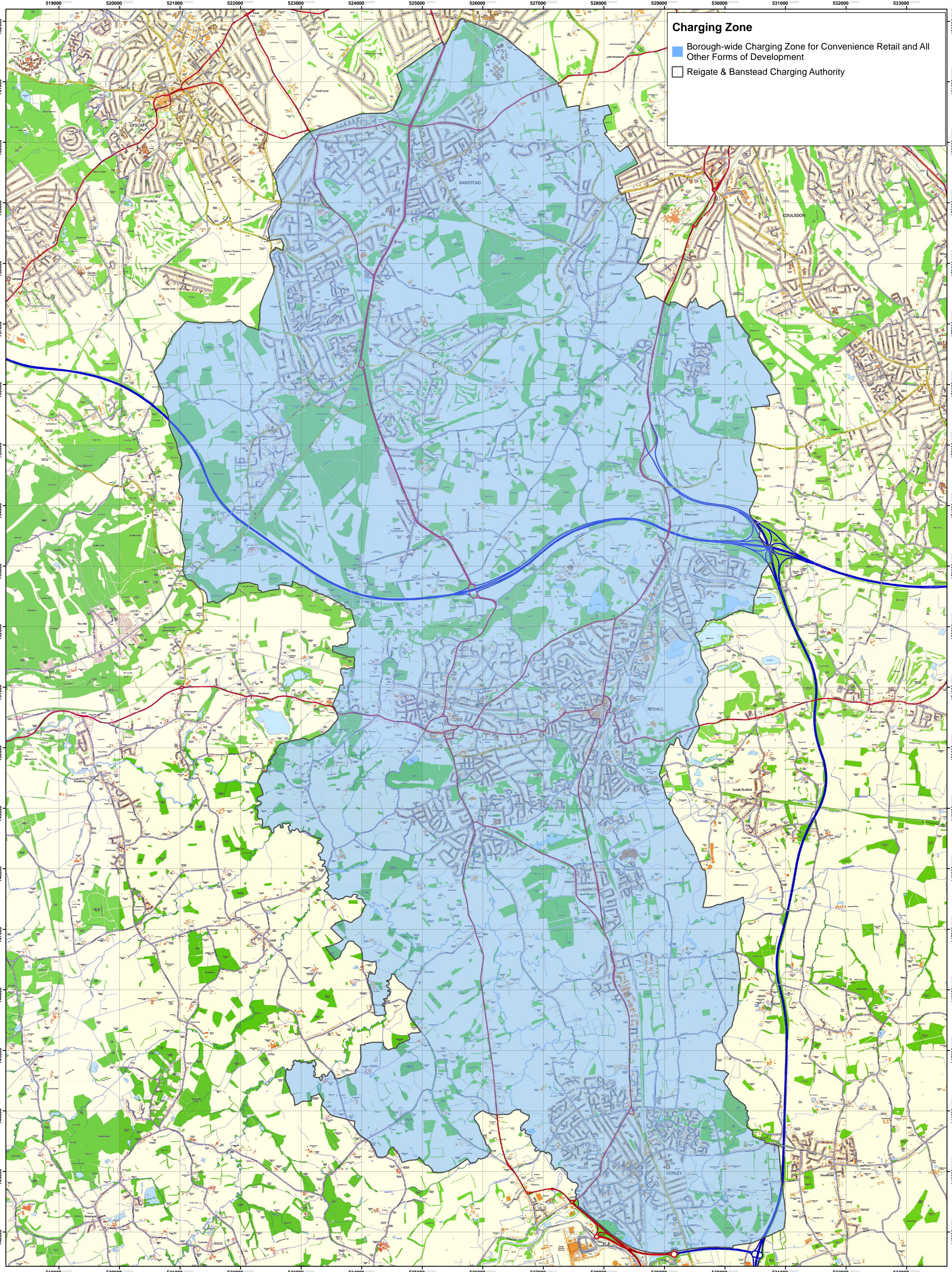
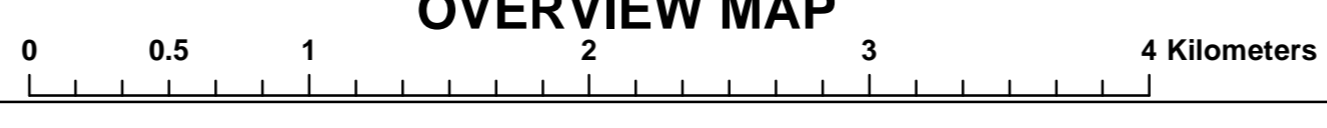


Charging Zone



Zone

- Zone 1 for residential development (Use Class C3) - £0/sqm
- Zone 2 for residential development (Use Class C3) - £140/sqm
- Zone 3 for residential development (Use Class C3) - £80/sqm
- Zone 4 for residential development (Use Class C3) - £180/sqm
- Zone 5 for residential development (Use Class C3) - £200/sqm
- Reigate & Banstead Charging Authority Area

PLAN 2: CHARGING ZONES FOR CONVENIENCE RETAIL AND ALL OTHER FORMS OF DEVELOPMENT DEVELOPMENT
OVERVIEW MAP



Charging Zone

-  Borough-wide Charging Zone for Convenience Retail and All Other Forms of Development
-  Reigate & Banstead Charging Authority