

Community Infrastructure Levy: Charging Schedule



This schedule sets out the Community Infrastructure Levy (CIL) charging rates adopted by Epsom & Ewell Borough Council on 29 April 2014 following approval by an independent examiner. The schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

Scope of CIL

CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from those exempt under the Community Infrastructure Levy Regulations 2010 (as amended). Those exempt from the charge are as follows:

- development of less than 100 square metres (see Regulation 42 on Minor Development Exemptions) - unless this is a new residential unit, in which case the levy is payable;
- buildings into which people do not normally go (see Regulation 5(2));
- buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (see Regulation 5(2));
- structures which are not buildings, such as pylons and wind turbines;
- vacant buildings brought back into the same use (see Regulation 40);
- where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due; and
- mezzanine floors of less than 200 square metres, inserted into an existing building unless they form part of a wider planning permission that seeks to provide other works as well.

The Council will also accept applications for the following exemptions in accordance with the Community Infrastructure Levy Regulations 2010 (as amended):

- houses, flats, residential annexes and residential extensions which are built by 'self builders' (see Regulations 42A, 42B, 54A and 54B, inserted by the 2014 Regulations);
- social housing that meets the relief criteria set out in Regulation 49 or 49A (as amended by the 2014 Regulations); and
- charitable development that meets the relief criteria set out in Regulations 43 to 48.

Date of Commencement

This schedule shall take effect from 1 July 2014.

CIL Charging Rates

The charging rates for development across the Borough of Epsom & Ewell are set out as follows:

Development Type	CIL Rate (per square metre)
Residential dwellings (C3)	£125
Convenience ¹ Retail (A1)	£150
Student Accommodation (C2)	£30
Care Home (C2)	£20
All other uses	Nil

Calculating the chargeable amount

The Council will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with the relevant formulae in the Community Infrastructure Levy Regulations (as amended).

Further Information

More detailed information on the application of CIL in Epsom & Ewell is available on the Council’s website.

¹ A convenience unit is a shop or store where the planning permission allows selling wholly or mainly everyday essential items, including food, drinks, newspapers/magazines and confectionary.