Community Infrastructure Levy

Charging Schedule

October 2016
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Draft Charging Schedule

Introduction

1. The Charging Schedule has been issued, approved and published in accordance with:
   - Part 11 of the Planning Act 2008
   - The Community Infrastructure Regulations 2010 (as amended)

2. For the purposes of the Community Infrastructure Levy, Mole Valley District Council is the Charging Authority for the District of Mole Valley.

3. In setting the charging rates, the Charging Authority has struck an appropriate balance between the desirability of funding infrastructure from CIL required to support the development of the area and the potential effects, taken as a whole, on the economic viability of development within Mole Valley.

Commencement

4. The Charging Schedule was approved by Mole Valley District Council on 11 October 2016.

5. The Charging Schedule takes effect on 1 January 2017.

Charging Rates

6. The charging rates are as follows:

   Table .1 Charging Rates

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Charge (£/sqm)</th>
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<tr>
<td>Residential within built up areas</td>
<td>£175</td>
</tr>
<tr>
<td>Residential within rural area</td>
<td>£250</td>
</tr>
<tr>
<td>Retail - convenience</td>
<td>£140</td>
</tr>
<tr>
<td>Retail - comparison outside town centres</td>
<td>£140</td>
</tr>
<tr>
<td>All other development</td>
<td>£0</td>
</tr>
</tbody>
</table>

Charging Areas

7. Map A defines the built up and rural areas of the District. The built up area boundaries are as defined on the Mole Valley Local Development Framework Proposals Map (updated 2012) and comprise Dorking, Leatherhead, Bookham, Fetcham and Ashtead. The rural area is all remaining land outside the built up areas. Large and small rural villages form part of the rural area for the purposes of CIL charging.

8. Map B defines the area outside the town centres for the purposes of the comparison retail CIL charge. Dorking town centre boundary is as defined on the Mole Valley Local Development Framework Proposals Map (updated 2012). Leatherhead town centre boundary is as defined by the Leatherhead business area as defined on the Mole Valley Local Development Framework Proposals Map (updated 2012).

9. The convenience retail and all other development charges apply throughout the District.
Definitions

10 'Residential' is defined as development falling within Use Class C3 in the Town and Country Planning (Use Classes) Order 1987 (as amended).

11 'Retail - convenience' is defined as a shop or store where the principal use is selling wholly or mainly everyday items including food, drink and non-durable household goods and which can also include non-food, comparison goods as a minority part of the sales mix.

12 'Retail - comparison outside town centres' is defined as a shop or store outside the town centres defined on Map B where the principal use is for retail purposes that does not fall within the definition of retail - convenience given in paragraph 10 above.

Calculating the Chargeable Amount

13 The amount of CIL payable ('the chargeable amount') will be calculated in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

14 The chargeable amount is based on the net additional area (measured using gross internal floorspace) created by development. The chargeable amount may be modified according to exemptions and relief as set out in the Regulations.

Further Information

15 Further information and guidance is available to view or download at: www.molevalley.gov.uk.
Map A - CIL Charging Zones for Residential Development

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