

Comparison between Residential CIL Charges proposed in Sevenoaks District, adopted Charging Schedules and Neighbouring Authorities

A comparison of SDC’s proposed CIL charges with those in adopted charging schedules across the country and proposed in emerging charging schedules from neighbouring/nearby authorities in Kent, East Sussex and Surrey is presented below. Many factors affect the CIL charges that an authority can impose and it is considered that local authorities need to give significantly more weight to their own evidence than comparisons with neighbouring authorities. However, in making comparisons, more weight should be given to the comparison with authorities that have adopted their charges than those neighbouring/nearby authorities that have not. There is no guarantee that authorities’ proposed charges will be found sound at examination.

The viability consultants employed by authorities to prepare evidence to support charging schedules has also been set out. Having a consultant that has previously supported a sound charging schedule is not a guarantee that a subsequent charging schedule will be found sound. However, whether or not a consultant’s methodology has been tested at a CIL examination should be taken into account when making comparisons.

SDC Proposed Residential Charges:

£75 or £125 per sq m.

Adopted Charging Schedules: Residential Charges:

Authority	Charge (£ per sq m)	Viability Consultant
London Borough of Redbridge	£70 (+£25 Mayoral CIL)	BNP Paribas
Shropshire Council	£40 or £80	Fordham Research
Newark and Sherwood	£0, £45, £55, £65 or £75	HEB
Portsmouth City Council	£105	DSP
London Borough of Wandsworth	£0, £250, £265 or £575 (+£25 Mayoral CIL)	BNP Paribas
Wycombe District Council	£125 or £150	DSP
Poole Borough Council	£75, £100 or £150	BNP Paribas
Huntingdonshire Council	£85	Drivers Jonas Deloitte

Range: £0 to £600 per sq m

Range excluding London Boroughs: £0 to £150 per sq m

Neighbouring and Nearby Authorities:

Of SDC’s neighbouring authorities, only Dartford and Wealden have consulted on proposed CIL charges. Selected other authorities in Kent, Surrey, East Sussex have been included to provide a range of proposals.

It should be noted that the charges proposed in these areas have not been tested through an independent examination. Some, including Dartford BC's proposals, have only been subject to initial consultation (Preliminary Draft Charging Schedule).

Authority	Charge (£ per sq m)	Viability Consultant	Preparation Stage
Dartford Borough Council	Rate of £200 per square metre in zone covering south of borough and for schemes with fewer than 15 homes in zone covering north of borough. £100 per sq m charge in the north of the Borough with more than 15 homes.	GVA	Preliminary Draft
Wealden District Council	£110, £150 or £180	Roger Tym & Partners	Preliminary Draft
Elmbridge Borough Council	£125	DSP	Submitted for Examination
Reigate and Banstead	£125	Internal	Preliminary Draft