

Community Infrastructure Levy (CIL) Charging Schedule Review

Draft CIL Charging Schedule for Sevenoaks District Council (August 2026)

6 August 2026 and 17 September 2026

Please make your representations online:

<https://engagement.sevenoaks.gov.uk/strategic-planning/draft-cil-charging-schedule-review>

Alternatively, copies of the form below can be filled in and sent via:

- By email to: Planning.Policy@sevenoaks.gov.uk
- By post to: The Strategic Planning Team, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, TN13 1HG

The Draft CIL Charging Schedule and supporting evidence can be accessed at <https://engagement.sevenoaks.gov.uk/strategic-planning/draft-cil-charging-schedule-review> or by visiting the SDC Office, local Town and Parish Councils or libraries across the District.

Overview

Sevenoaks District Council has been a Community Infrastructure Levy (CIL) charging authority since 2014. As part of preparing the emerging Local Plan, the Council has reviewed its Charging Schedule to check that the current rates and types of development remain appropriate. This review reflects changes in land and market values, updated and emerging planning policy, and the need for new infrastructure and community facilities to support development across the District to 2042.

To better ensure that the right infrastructure is delivered in the right place, at the right time, and at the right scale to support new development, the Council is proposing to remove residential developments of 10 or more dwellings from CIL. These larger developments, along with all non-residential development, will instead mitigate their impacts through site-specific Section 106 agreements. This approach allows key infrastructure such as schools, health facilities, transport improvements and community facilities to be secured and delivered more effectively, making sure that the impacts of larger developments are properly addressed and infrastructure is delivered when it is needed.

CIL will continue to apply to residential developments of 1-9 dwellings and will remain an important source of funding for smaller-scale infrastructure improvements that support communities across the District.

The Draft CIL Charging Schedule and supporting evidence have been published for consultation. The Council welcomes comments on the proposed changes, charging rates and supporting evidence.

The following supporting evidence can be accessed at <https://engagement.sevenoaks.gov.uk/strategic-planning/draft-cil-charging-schedule-review> or by visiting the SDC Office, local Town and Parish Councils or libraries across the District.

- Draft CIL Charging Schedule
- Statement of Representations Procedure
- Local Plan and CIL Viability Assessment Stage 2 - Final Report
- Local Plan and CIL Viability Assessment supporting appendices
- Infrastructure Delivery Plan (IDP) Report 2026
- Infrastructure Delivery Plan (IDP) Project Schedule 2026

Your Details

Full name	
Email address	
Postal address	
Organisation (If Applicable)	
Publication of comments I confirm that my comments can be published and attributed by name and organisation (if applicable)	Yes ☐ No ☐

We are required to publish all comments on this consultation and submit them to the independent Examiner as part of the Community Infrastructure Levy examination process. We are therefore unable to accept anonymous comments, or comments from those who do not wish for their comments to be made public.

Comments will be attributed by name and organisation only.

Important: If you wish to be notified of future stages of the Draft CIL Charging Schedule process, or wish to participate in the examination, you must provide either an email address or a postal address.

Draft CIL Charging Schedule Review

Current CIL Charging Schedule

The Council currently operates a Community Infrastructure Levy (CIL) Charging Schedule, which sets the rates payable on qualifying development in Areas A and B.

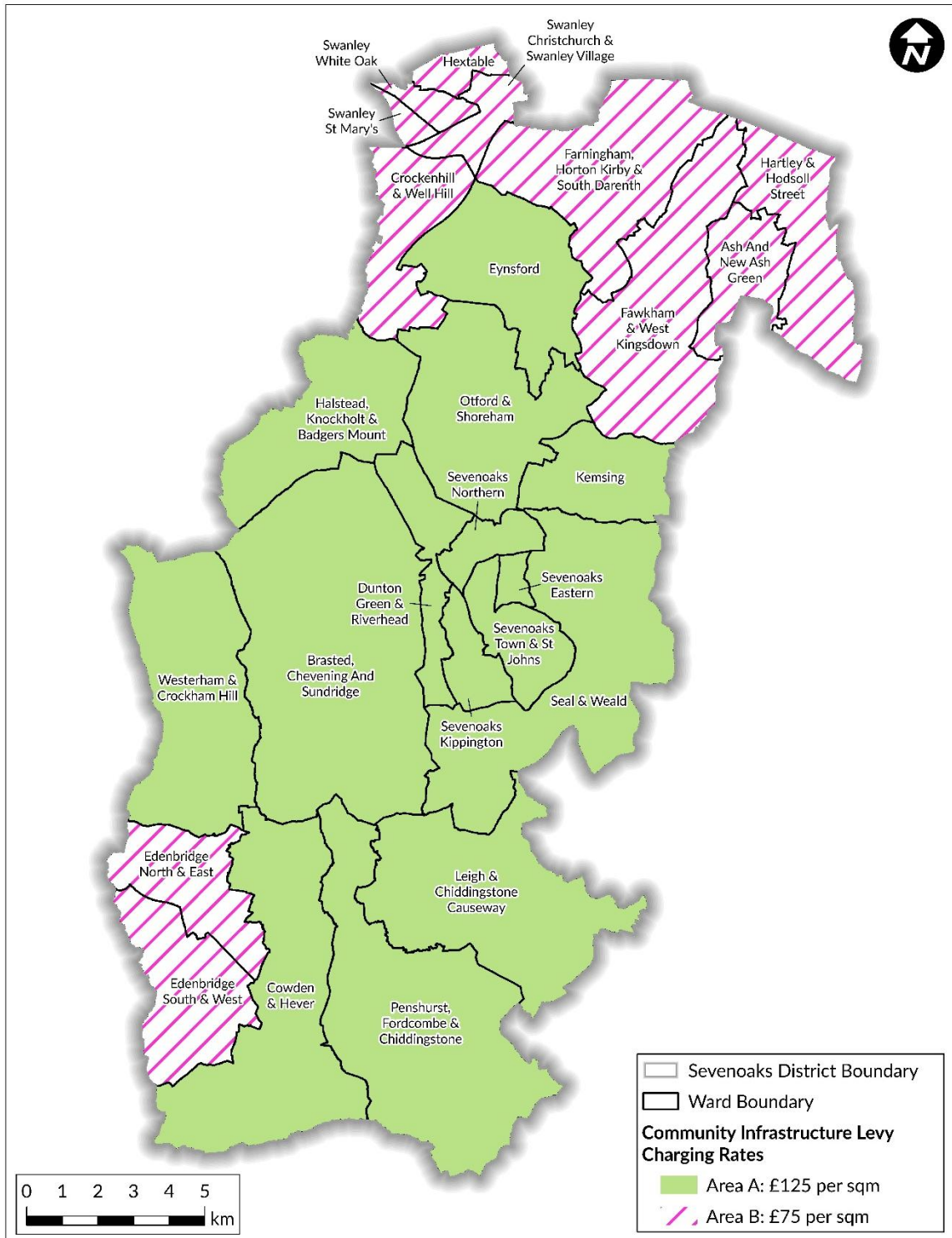
Development Type	Area A	Area B
Residential (C3 use class)	£125 per m ²	£75 per m ²
Supermarkets and superstores(1) primarily selling convenience goods(2)	£125 per m ²	
Retail warehousing(3)	£125 per m ²	
Other forms of development	£0 per m ²	

1. Superstores/supermarkets are shopping destinations in their own right (of 500 sq m of sales floorspace or more) where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

2. Convenience goods: Food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), Newspapers and periodicals, Non-durable household goods.

3. Retail warehouses are large stores (of 500 sq m of sales floorspace or more) specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Areas A and B are set out on the map below



Proposed Draft CIL Charging Schedule

The proposed Draft CIL Charging Schedule retains the same charging areas, but will set CIL rates for minor residential development (1-9 dwellings) only. The proposed rates are shown below. All major residential development (10+ dwellings) and non-residential uses will be required to mitigate their infrastructure impacts through site-specific Section 106 agreements.

Development Type	Area A	Area B
Residential (C3) development creating 1-9 dwellings	£209.25 per sqm	£125.55 per sqm

The charging areas within Sevenoaks District are shown on the map below.

Development subject to this Charging Schedule

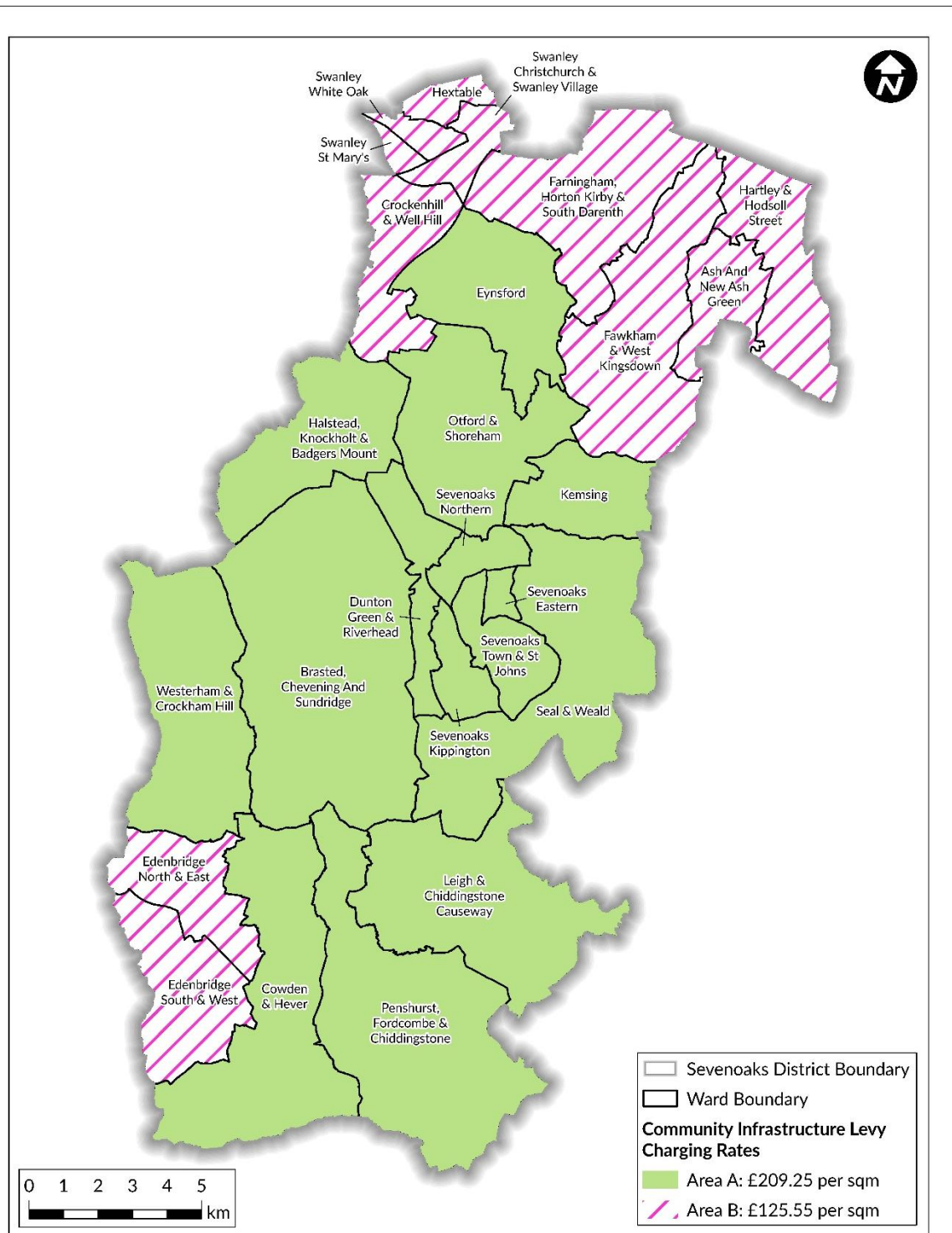
This Charging Schedule applies only to:

- Residential development creating 1-9 dwellings.

Development not subject to this Charging Schedule

The following forms of development fall outside the scope of this Charging Schedule:

- Residential development creating 10 or more dwellings.
- Non-residential development.
- Householder applications.
- Any other development that does not result in the creation of between 1 and 9 residential dwellings.



1. Do you have any comments on the Draft CIL Charging Schedule, including the updated rates and the types of development to which CIL will apply?

Please provide your comments here

2. Do you consider the revised approach to securing infrastructure, including the use of Section 106 for major development and CIL for smaller-scale residential development, to be appropriate and justified?

Yes ☐ No ☐ Unsure ☐

Please provide your comments here

3. Do you consider that the supporting evidence, including the viability assessment, provides an appropriate and proportionate basis for the proposed changes set out in the Draft CIL Charging Schedule?

Yes ☐ No ☐ Unsure ☐

Please provide your comments here

4. Do you wish to speak at the public examination of the Draft CIL Charging Schedule?

Yes ☐ No ☐

5. Do you wish to be notified of any of the following? Please choose all that apply.

- That the Draft CIL Charging Schedule has been submitted to the Examiner in accordance with section 212 of the Planning Act 2008 ☐
- The publication of the recommendations of the Examiner and the reasons for those recommendations ☐
- The approval of the CIL Charging Schedule by the charging authority ☐