

Community Infrastructure Levy

DRAFT

Draft Charging Schedule

November 2012

The Charging Authority: London Borough of
Newham



1.1 Proposed CIL rates

The Council proposes the following Community Infrastructure Levy rate(s):

| Use Class | Charging Zone 1 Postcodes E15 (exclusive of the LLDC area), E16 and E3 (part)* | Charging Zone 2 Postcodes E6, E7, E12, E13, IG11 (part)* |
|--|---|--|
| Residential (Use Classes C3, C4) | £80 per sq metre | £40 per sq metre |
| Retail (Use Classes A1, A2, A3, A4, A5) | £30 per sq metre | £30 per sq metre |
| Hotels (Use Class C1) | £120 per sq metre | £120 per sq metre |
| Student Accommodation (Sui Generis) | £130 per sq metre | £130 per sq metre |
| All other uses | £0 per sq metre | £0 per sq metre |

*See OS map for boundaries.

Uses are defined by the Town and Country Planning (Use Classes Order) 1987 (as amended) as in force on 1st January 2012, or as otherwise specified above.

Please note that all rates in the table are exclusive of Mayor of London CIL.

Please refer to the 'examination documents' on the Council's website including the viability evidence underpinning the proposed CIL rate:

<http://www.newham.gov.uk/Pages/Services/Planning-policy.aspx?I1=100006&I2=200074>

1.2 Calculating CIL

CIL will be calculated on the basis set out in Part 5 of the Community Levy Regulations 2010 (as amended by the Community Levy Regulations 2013).

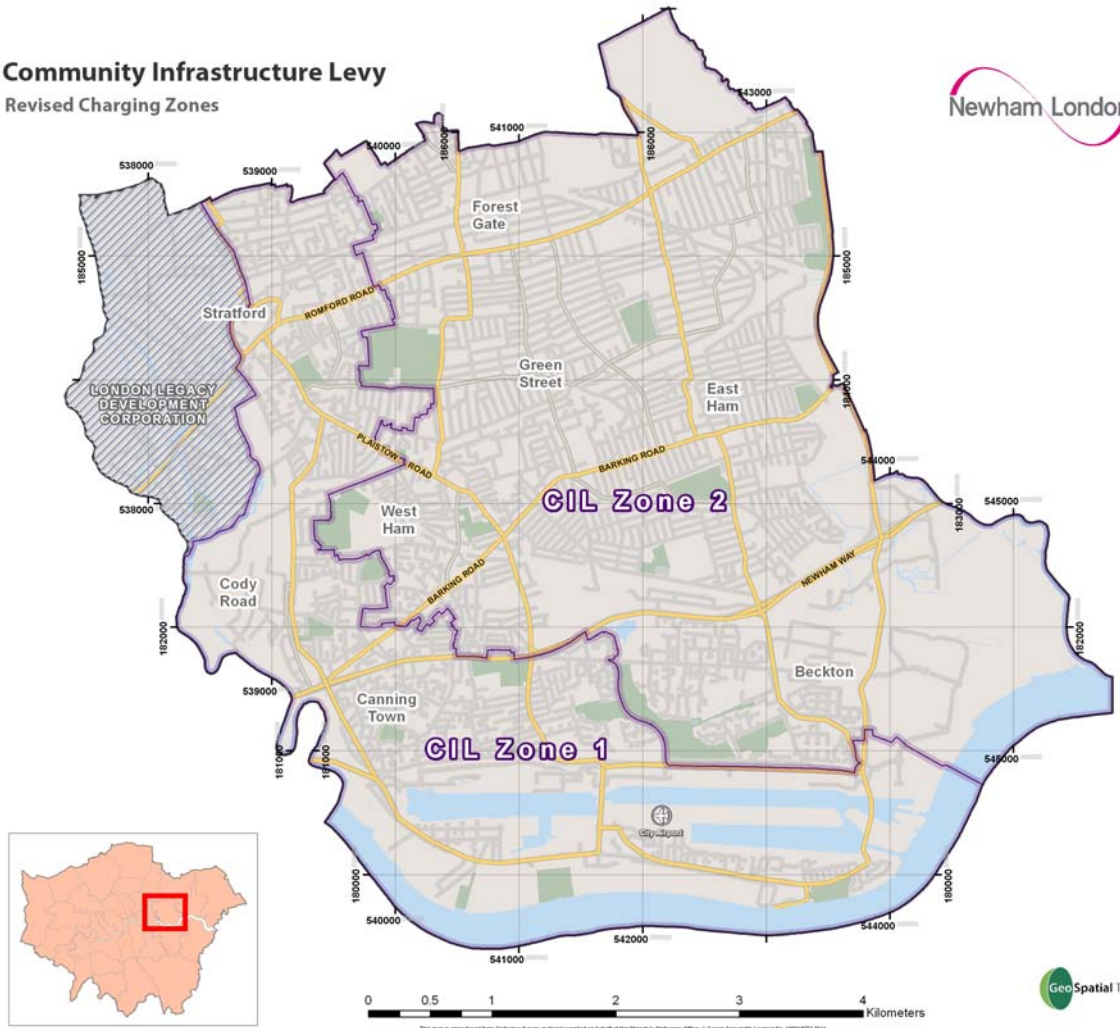
For ease of interpretation, this shall mean that CIL will be charged on the total net additional floorspace created (measured as Gross Internal Area).

The CIL rates shall be tied to the Royal Institute of Chartered Surveyors *All In Tender Price Index*; the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

The CIL Regulations also specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.

The London Legacy Development Corporation is responsible for planning policy in the Olympic Park and related area from 1st October 2012. They have expressed an intention to produce a Charging Schedule for their area. Their area is shown on the map in Appendix 1.

Community Infrastructure Levy Revised Charging Zones



Appendix 1 – CIL charging zones



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