



Local Plan

COMMUNITY INFRASTRUCTURE LEVY

CHARGING SCHEDULE

effective from 1 November 2014

Adopted July 2014

1 Statutory Compliance

- 1.1 The London Borough of Richmond upon Thames is a Charging Authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its administrative area. The Council is both the CIL Charging Authority (CA) and Collecting Authority for its administrative area.
- 1.2 In preparing the Draft Charging Schedule the London Borough of Richmond upon Thames has complied with the requirements set out in Part 11 of the Planning Act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended).
- 1.3 In setting the levy rates, the Council has struck an appropriate balance between:
- a. the desirability of funding from CIL in whole or in part the estimated cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding, and
 - b. the potential effects, taken as a whole, of the imposition of CIL on the economic viability of development across its area.
- 1.4 This Charging Schedule was approved by the Council on 22 July 2014.
- 1.5 This Charging Schedule will come into effect on 1 November 2014.

2 Scope of Community Infrastructure Levy

- 2.1 The following development types will be liable to pay CIL:
- Development comprising 100 square metres or more of gross new build internal floor space;
 - Development of less than 100 square metres of gross new build internal floor space that results in the creation of one or more dwellings;
 - The conversion of a building that is no longer in lawful use.
- 2.2 Where planning permission is granted for development that involves the extension or demolition of a building in lawful use, the level of CIL payable will be calculated based on the net increase in floor space only, provided that lawful use can be established at the time the CIL liability is to be calculated (this is not necessarily the date on which a decision notice is issued). Only in such circumstance would the existing floorspace be deducted from the total floor space. Deductions in respect of the demolition or the change of use of existing buildings will only apply where the existing building has been in continuous lawful use for at least six months in the three years prior to the development being permitted.

2.3 Mandatory exemptions and relief from CIL (in line with the CIL Regulations 2010 as amended):

- Development of buildings and structures into which people do not normally go, and buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (e.g. electricity sub stations). Structures, which are not buildings, such as pylons and wind turbines, will not be liable to pay the levy.
- Development of less than 100 square metres of new build floor space (gross internal area), unless it results in the creation of one or more dwellings below this threshold.
- The conversion of a building in lawful use¹, or the creation of additional floor space within the existing structure of a building in lawful use.
- Self-build housing, and for residential annexes and extensions.

2.4 Development entitled to claim Mandatory Relief from CIL:

- Development by Charitable Institutions where they are the owner of the land and the development is to be occupied wholly or mainly for charitable purposes (subject to the restrictions set out in Regulation 43 of the Community Infrastructure Levy Regulations 2010 (as amended))
- Those parts of a development which are to be used as social housing, as defined by Regulation 49 of the Community Infrastructure Levy Regulations 2010 (as amended)

¹ "For the purposes of this regulation a building is in use if a part of that building has been in use for a continuous period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development."

CIL rates

2.5 CIL will be levied in £s per square metre on net additional increase in floor space for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

2.6 The CIL rates to be charged by the London Borough of Richmond upon Thames are set out in the following table:

| Development Type | CIL charge per sq m |
|--------------------------------------------------------------|---------------------|
| Residential development (higher band) | £250 |
| Residential development (lower band) | £190 |
| Offices inside Richmond Town Centre | £25 |
| Retail (wholly or mainly convenience) (all areas) | £150 |
| Retail (wholly or mainly comparison) in Richmond Town Centre | £150 |
| Hotels (lower band) | £25 |
| Care homes (lower band) | £25 |
| Standard Charge (all other uses not covered above) | £0 |

Table 1: Proposed CIL charging rates

2.7 Definitions

- **Convenience retail:** 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.
- **Comparison retail:** A comparison unit is a shop or store selling wholly or mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods.

2.8 Maps

The Residential Higher Band and Lower Bands (see Figure 1 below) as well as Richmond Town Centre (see Figure 2 below) are shown on the Ordnance Survey Map extracts contained within this Charging Schedule.

2.9 The charging zone boundaries are shown on the following maps:

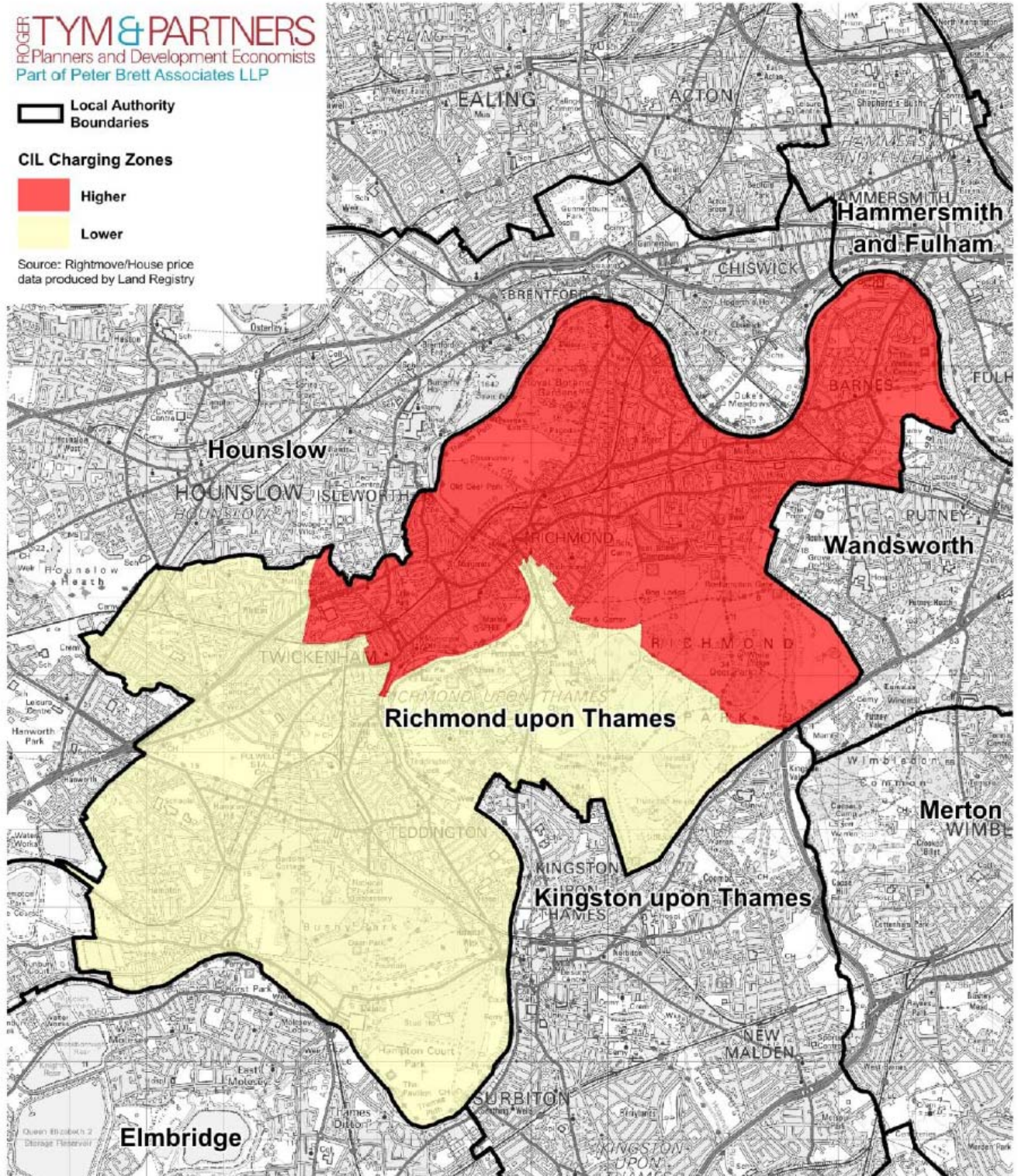


Figure 1: Charging zone boundaries

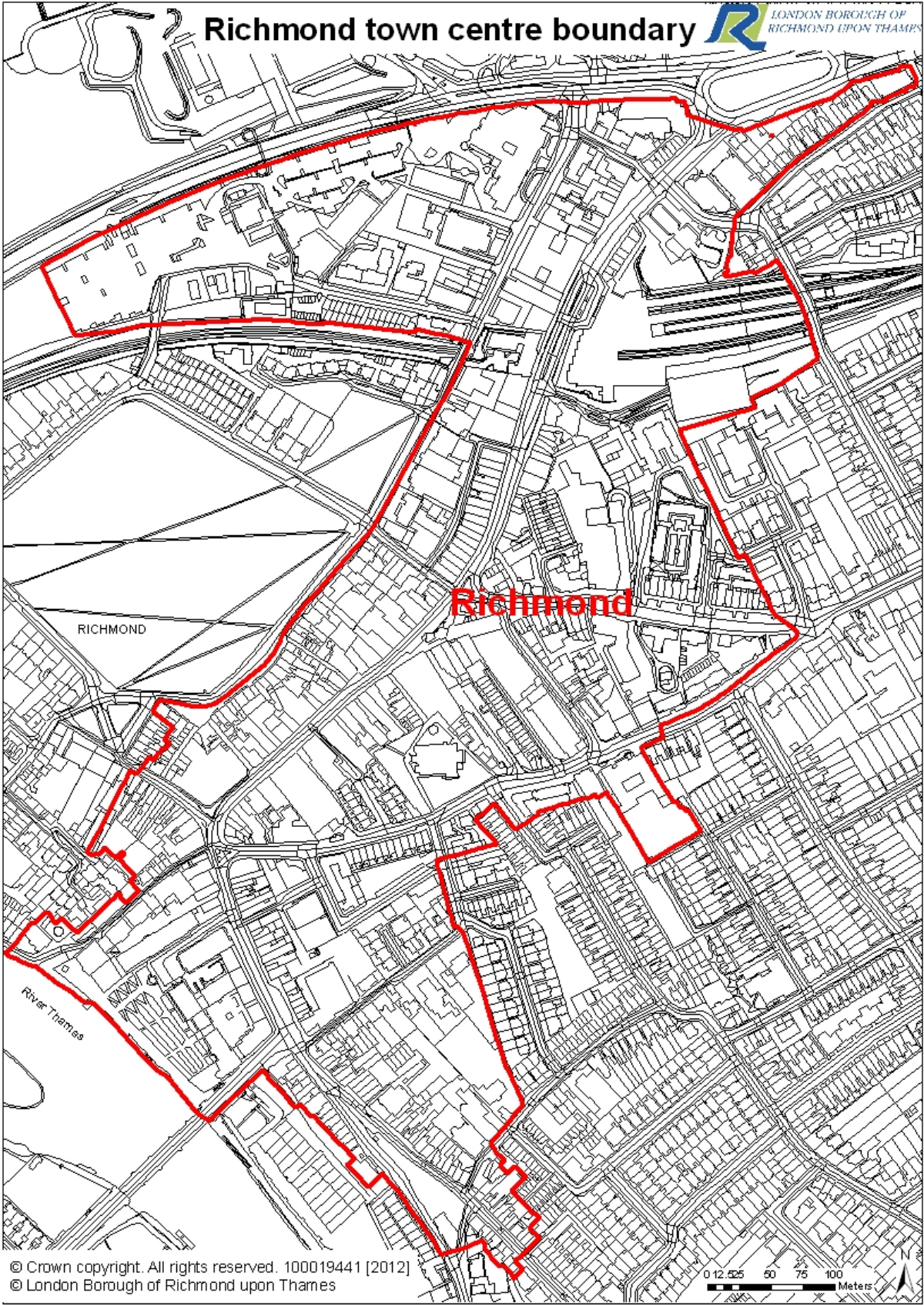


Figure 2: Richmond town centre boundary (red outline)

3 Calculation of the CIL charge

- 3.1 CIL charges will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended and by any subsequent amendments to these Regulations as may apply from time to time whilst this Charging Schedule is in effect).
- 3.2 All CIL Liability will be index linked to the Building Cost Information Service (BCIS) All-in Tender Price Index.

Mayoral CIL

- 3.3 As per Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended), the Council is also designated the collecting authority for the Mayor of London in Richmond borough. This requires a current charge of £50 per square metre to be levied in addition to the amounts specified above.

CIL Instalment policy

- 3.4 CIL liability becomes payable in full on commencement of development unless an Instalment Policy is adopted in a Charging Authority's area. Section 69B of the Community Infrastructure Levy Amendment Regulations 2011 sets out the procedures by which an Instalment policy can be adopted. An instalment policy can only reflect payments by instalment over time calculated from the commencement of development.