

Community Infrastructure Levy (CIL) Charging Schedule

The Charging Authority

The Charging Authority is the London Borough of Wandsworth

Date of Approval

This Charging Schedule was approved by the Council on 11 July 2012

Date of Effect

This Charging Schedule will become effective on 1 November 2012

Scope of CIL

CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from those exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011). Those exempt from the charge are as follows:

- Developments where the gross internal area of new build on the relevant land will be less than 100 square metres (does not apply where development will comprise one or more dwellings)
- Buildings into which people do not normally go, or go into only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Buildings owned by charities used for a charitable purpose

Applications for social housing relief will also be accepted in accordance with Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011).

CIL Rates

The rate at which CIL will be charged shall be:

Within the area designated as 'Nine Elms Residential Area A' on the "Community Infrastructure Levy Charge Zones" Map:

| | |
|--|-----------------------|
| Residential Development | £575 per square metre |
| Office (All B1a) or Retail (All A use classes) Development | £100 per square metre |
| All other Development | £0 per square metre |

Within the area designated as 'Nine Elms Residential Area B' on the "Community Infrastructure Levy Charge Zones" Map:

| | |
|--|-----------------------|
| Residential Development | £265 per square metre |
| Office (All B1a) or Retail (All A use classes) Development | £100 per square metre |
| All other Development | £0 per square metre |

Within the area designated as 'Roehampton Charging Area' on the "Community Infrastructure Levy Charge Zones" Map:

| | |
|--|---------------------|
| Residential Development | £0 per square metre |
| Office (All B1a) or Retail (All A use classes) Development | £0 per square metre |
| All other Development | £0 per square metre |

Within all other areas of the London Borough of Wandsworth;

| | |
|--|-----------------------|
| Residential Development | £250 per square metre |
| Office (All B1a) or Retail (All A use classes) Development | £0 per square metre |
| All other Development | £0 per square metre |

As per Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011), the Council is designated as the 'Collecting Authority' for the Mayor of London CIL. This requires a charge of £50 per square metre to be levied in addition to the amounts specified above.

Calculation of CIL Charge

CIL will be calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011).

For ease of interpretation, this shall mean that CIL is charged on the net additional floorspace created (gross internal area), taking into account any existing buildings on the site which were in lawful use at the time of the grant of planning permission and due to be demolished before completion of the chargeable development.

Inflation and indexation

As set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011). The above 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 is first granted.

Further Considerations

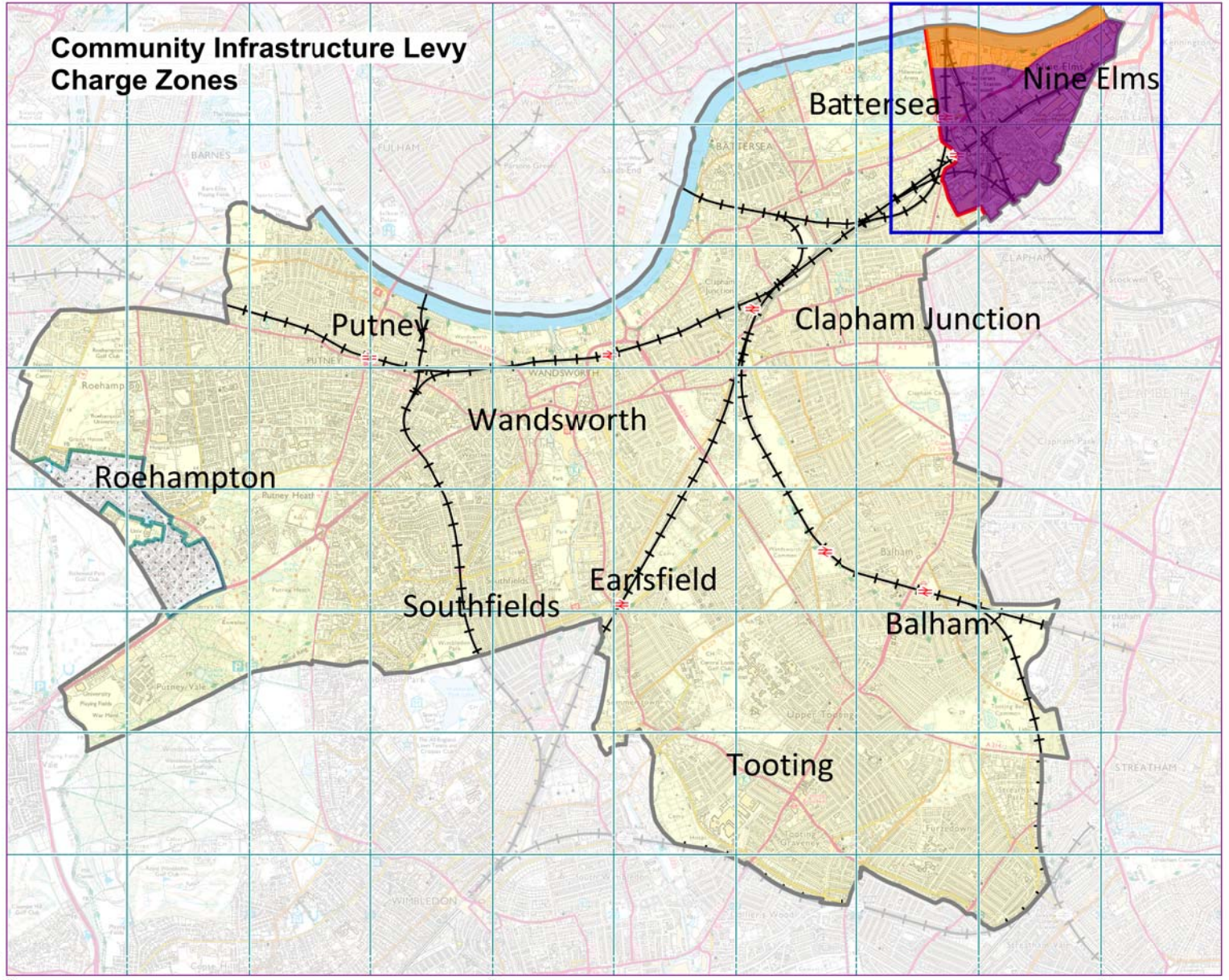
The Council has set out its policies on payment by instalments, discretionary charitable relief and exceptional circumstances relief on its website at www.wandsworth.gov.uk/cil.

Statutory Compliance

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy Regulations 2011) and Part 11 of the Planning Act 2008.

KEY

-  Nine Elms Charging Area
-  Nine Elms Residential Area A
-  Nine Elms Residential Area B
-  Wider Wandsworth Charging Area
-  Roehampton Charging Area
-  Nine Elms Inset Map (see over page)



175000m

170000m

521000m

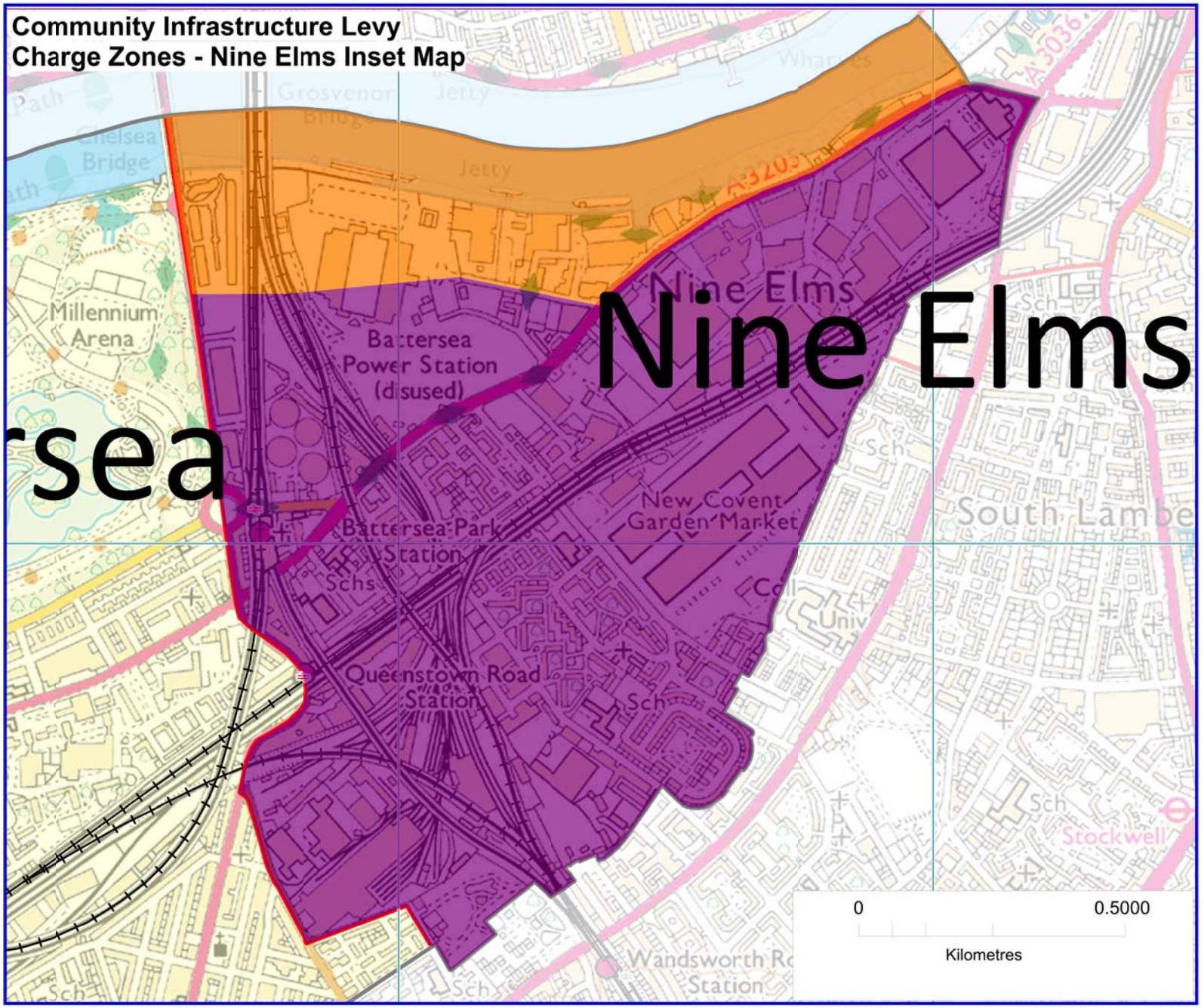
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Kilometres





KEY

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- Nine Elms Residential Area A
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