

LONDON BOROUGH OF SUTTON
COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE APRIL
2014

The Charging Authority

The Charging Authority is the London Borough of Sutton.

Date of Approval

The Charging Schedule was approved by the Council on 3 March 2014.

Date of Effect

This Charging Schedule will become effective on 1 April 2014.

Scope of CIL

Most buildings that people normally use will be liable to pay the levy. But buildings 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, will not be liable to pay the levy. Structures which are not buildings, such as pylons and wind turbines, will not be liable to pay the levy.

Any new build – that is a new building or an extension – is only liable for the levy if it has 100 square metres, or more, of gross internal floor space, or involves the creation of one dwelling, even when that is below 100 square metres.

While any new build over this size will be subject to CIL, the gross floorspace of any existing buildings on the site that are going to be demolished may be deducted from the calculation of the CIL liability. Similarly the gross floorspace arising from development to the interior of an existing building may be disregarded from the calculation of the CIL liability. The deductions in respect of demolition or change of use will only apply where the existing building has been in continuous lawful use for at least six continuous months in the 36 months prior to when permission is first permitted.

Affordable housing and buildings that are owned by charities for a charitable purpose are exempt from CIL.

CIL Rates

The rate at which CIL will be charged (see Appendix 1 for Charging Area) is as follows:

Table 1 –Schedule of Rates

Use	LBS Proposed CIL Rates (£/sq m)	Mayor's CIL (£/sq m)	Total CIL (£/ sq m)
Residential	£100	£20	£120
Retail- wholly or mainly convenience*	£120	£20	£140
Retail – wholly or mainly comparison*	£0	£20	£20
Office	£0	£20	£20
Hotels	£0	£20	£20
Industrial	£0	£20	£20
Community Uses (schools, hospitals)	£0	£0	£0
Standard Charge (applies to all development not separately defined)	£0	£20	£20

*For a full list of convenience and comparison retail services, see Appendix 2. As per Regulation 14 of the of the Community Infrastructure Levy regulations 2010 (as amended), the Council is designated as a 'Collecting Authority' for the Mayor of London CIL. This requires a charge of £20 per square metre to be levied as set out in Table 1 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).

For ease of interpretation, this shall mean that CIL is charged on the total net additional floorspace created (measured as Gross Internal Area). Furthermore, developers should note that in accordance with the Regulations:

- any existing buildings on site in lawful use, which are proposed for a change of use as part of the chargeable development and have been in use for six months of the previous 12 months on the day planning permission first permits the chargeable development , will not be charged CIL.
- Any existing buildings on site at the time planning permission is granted, which are in lawful use, and are proposed for demolition (or partial demolition) as part of the chargeable development, that part demolished shall be deducted from the calculation of floor space.

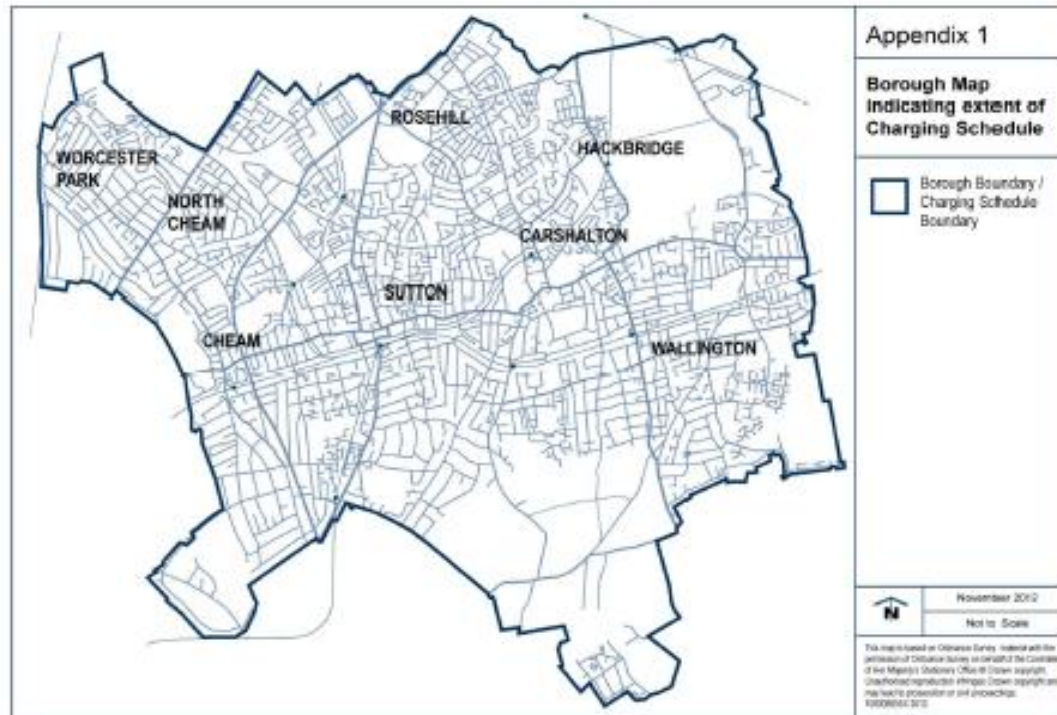
Inflation and Indexation

As set out in part 5 of the Community Infrastructure Levy regulations 2010 (as amended), the above CIL rates shall be tied to the Royal Institution 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.

Statutory Compliance

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

Appendix 1 Borough Map indicating extent of Charging Schedule



Appendix 2 List of convenience and comparison retailing, taken from Appendix A of the PPS4 companion document “Practice Guidance on need, impact and the sequential approach

DCLG (2009) *Practice guidance on need, impact and the sequential approach*. Appendix A lists Convenience goods as follows: food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), newspapers and periodicals, non-durable household goods.

Appendix A lists Comparison goods as follows: Clothing materials & garments, Shoes & other footwear, Materials for maintenance & repair of dwellings, Furniture & furnishings; carpets & other floor coverings, Household textiles, Major household appliances, whether electric or not, Small electric household appliances, Tools & miscellaneous accessories, Glassware, tableware & household utensils, Medical goods & other pharmaceutical products, Therapeutic appliances & equipment, Bicycles, Recording media, Games, toys & hobbies; sport & camping equipment; musical instruments, Gardens, plants & flowers, Pets & related products, Books & stationery, Audio-visual, photographic and information processing equipment, Appliances for personal care, Jewellery, watches & clocks, Other personal effects.