

LONDON BOROUGH OF BROMLEY



Community Infrastructure Levy



Draft Charging Schedule

September 2020

September 2020
London Borough of Bromley
Planning Strategy and Projects

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Draft Community Infrastructure Levy (CIL) Charging Schedule
September 2020

Date Approved XXXX

Date of Effect XXXX

Effect

This Charging Schedule has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended, herein referred to as 'the Regulations') and Part 11 of the Planning Act 2008. Account has also been taken of the National Planning Policy Framework and relevant planning practice guidance.

The London Borough of Bromley is the Charging and Collecting Authority for CIL under this schedule. The Council is also the Collecting Authority for the Mayor of London CIL which may be payable in addition to the rates stipulated in this Charging Schedule. Details of the Mayor of London CIL can be found on the www.london.gov.uk website at: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>

Liability to pay CIL

Part 4 of the Regulations sets out the liability to pay CIL, with Regulation 9 determining what constitutes the 'Chargeable Development'. Regulation 40 sets out how the 'Chargeable Amount' is calculated. There are some exemptions and relief from paying CIL (such as for Social Housing and Self-Build) which are set out in Part 6 of the Regulations. The Council has produced an Operational Guidance Document which sets out more specifically the latest Liability to pay CIL for development within the London borough of Bromley.

At the time of drafting this schedule, liability to pay CIL applies to all floor space (including change of use proposed in a development with the exception of (Regulation 42):

1) Liability to CIL does not arise in respect of a chargeable development if, on completion of that development, the gross internal area of new build on the relevant land will be less than 100 sqm.

(2) But paragraph (1) does not apply where the chargeable development will comprise one or more dwellings.

(3) In paragraph (1) "new build" means that part of the chargeable development which will comprise new buildings and enlargements to existing buildings.

Calculation of CIL Charge

Part 5 of the Regulations set out how CIL is calculated – further guidance can be found in the Operational Guidance.

For ease of interpretation, at the time of drafting this Schedule, CIL is charged per sqm at the rates below on the net additional floor space created – this being the Gross Internal Area proposed less any existing buildings within the proposal in lawful use which are to be retained as part of the development or demolished before completion of the chargeable development.

The Mayor of London CIL rates may also apply in addition to the London Borough of Bromley CIL. At the time of drafting this schedule this was 'MCIL2' which places an additional rate of £60 per sqm on all development except health and education uses.

Inflation and Indexation

As set out in Part 5 of the Regulations, CIL rates are subject to indexation from the date the Schedule comes into effect to the date planning permission is awarded. The rate of CIL (both LBB and Mayor of London) will therefore alter depending on the year planning permission for a chargeable development was granted

On the day the Schedule came into effect, CIL rates are indexed against the 'RICS CIL Index', if this is not available the next index in the table below is used. On the date the schedule was adopted the published index was:

Index Type	Index as of XXXX
1) RICS CIL Index	xxxx
2) All-in Tender Price Index	xxxx
3) Retail Prices Index	xxxx

London Borough of Bromley Draft Charging Schedule Rates

Rates (<i>applicable across the whole administrative area of the London Borough of Bromley</i>)	Charge £ per sqm
Residential development excluding residential development which delivers additional care and support services	£100 per sqm
Large-scale purpose built shared living ¹ and purpose built student accommodation ²	£150 per sqm
Retail Warehousing ³ over 1000sqm	£100 per sqm
Supermarkets/foodstore over 280sqm (3,000 sq ft)	£100 per sqm
Other forms of development	£0 per sqm

¹ Large-scale purpose-built shared living is sui generis non-self-contained market housing. It is not restricted to particular groups by occupation or specific need such as students, nurses or people requiring temporary or emergency accommodation proposed by speciality providers.

² Purpose built student accommodation is sui generis non-self-contained housing that is secured (through legal agreement) for use by students.

³ Retail warehouse are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers.