

**Planning Act 2008  
Community Infrastructure Levy Regulations 2010 (as  
amended)**

London Borough of Southwark  
Draft Community Infrastructure Levy  
Charging Schedule (January 2017)

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The London Borough of Southwark is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy in respect of development in the London Borough of Southwark.

The rate at which CIL will be charged shall be:

<b>Development type</b>	<b>Zone *</b>	<b>CIL Rate £ per sq.m.</b>
<b>Office</b>	Zone 1	£76
	Zones 2-3	£0
<b>Hotel</b>	Zone 1	£272
	Zones 2-3	£136
<b>Residential</b>	Zones 1	£435
	Zone 2	£218
	Zone 3	£54
<b>Student housing – Direct let **</b>	Zones 1-3	£109
<b>Student housing – Nomination ***</b>	Zones 1-3	£0
<b>All retail (A1 – A5 &amp; Sui Generis uses akin to retail) ****</b>	Zones 1-3	£136
<b>Town centre car parking *****</b>	Zones 1-3	£0
<b>Industrial and warehousing</b>	Zones 1-3	£0
<b>Public libraries</b>	Zones 1-3	£0
<b>Health</b>	Zones 1-3	£0
<b>Education</b>	Zones 1-3	£0
<b>All other uses</b>	Zones 1-3	£0

\*These zones are shown in the CIL Zones Map 2016 below.

\*\* Direct let student housing schemes – market rent levels

\*\*\* Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation

\*\*\*\* Sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs

\*\*\*\*\*Town centre car parking which is made available to all visitors to the town centre

As per Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended), the Council is designated the collecting authority for the Mayor of London in Southwark. This requires a current charge of £35 per square metre to be levied in addition to the amounts specified above.

The amount to be charged for each development will be calculated in accordance with Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in paragraph 5 of Regulation 40 the relevant rate (R) is the rate for each charging zone shown in the charging schedule above.

CIL will be applied on the chargeable floor space of all new development apart from that exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). The exemptions from the CIL rates are:

- The gross internal area of a new buildings or extensions to buildings will be less than 100 square metres (other than where the development will comprise one or more dwelling);
- A building into which people do not normally go;
- A building into which people go only intermittently for the purpose of maintaining or inspecting machinery; or
- A building for which planning permission was granted for a limited period;
- Development by charities of their own land to be used wholly or mainly for their charitable purposes;
- Social Housing.

#### Statement of Statutory Compliance

The 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 as amended.

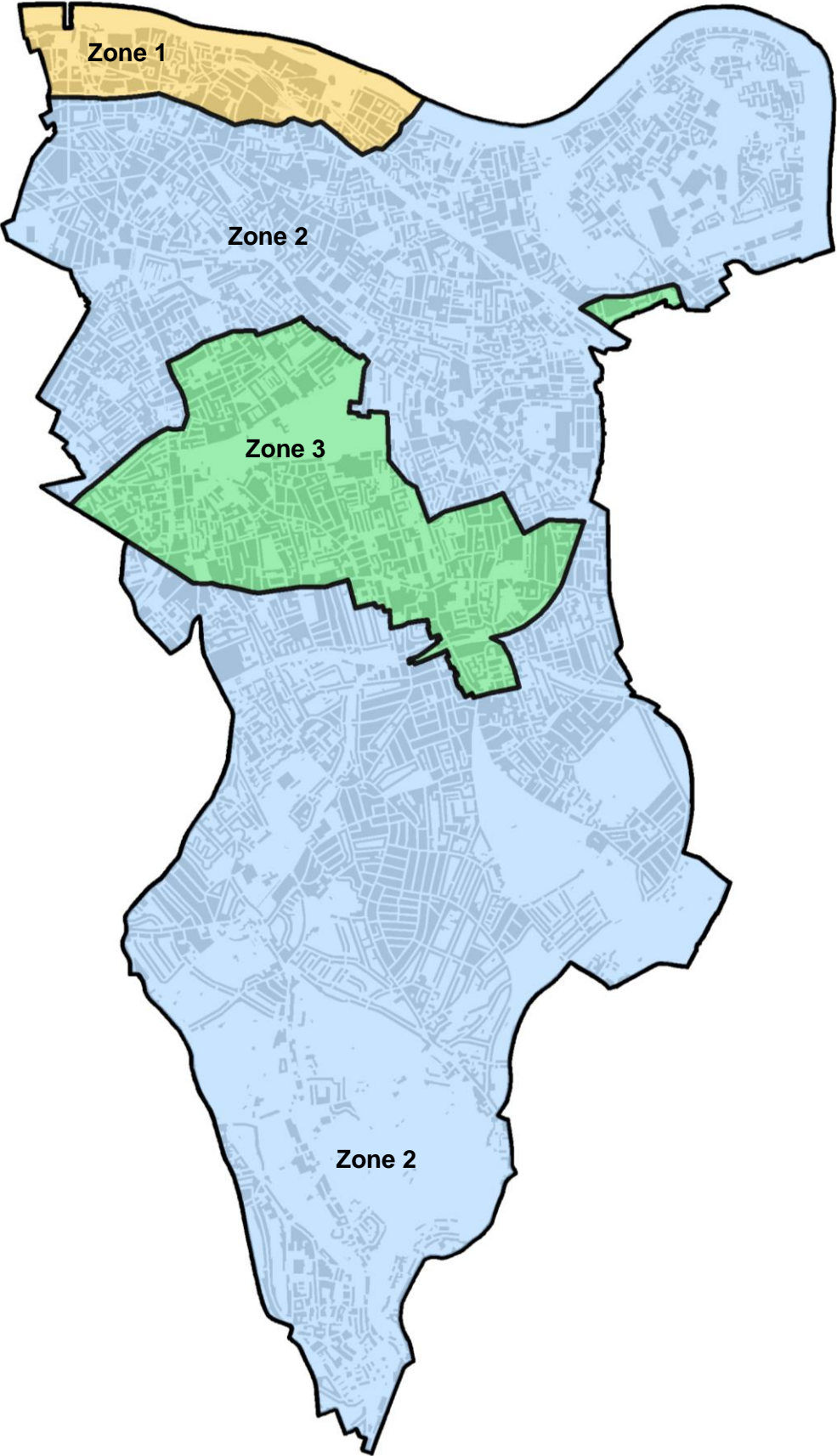
In setting the levy rates, the Council has struck an appropriate balance between;

- 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.

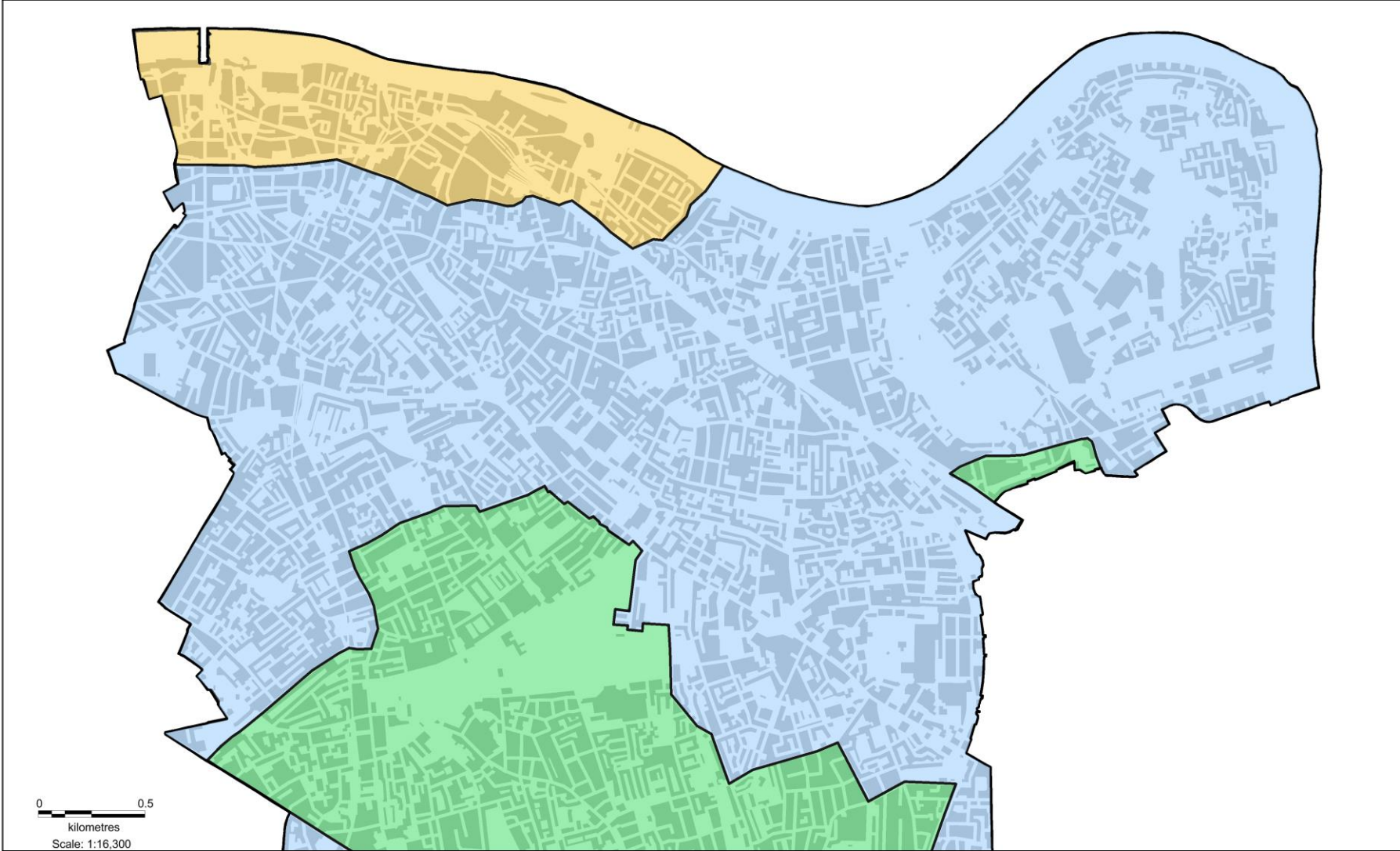
This Charging Schedule was approved by the Council on (date to be inserted following examination)

This Charging Schedule will come into effect on (date to be inserted following the examination and approval)

# CIL Charging Zones



CIL Zones Map (inset showing Zones 1 and 2)



CIL Zones Map (inset showing Zone 3)

