

Community Infrastructure Levy

Draft Charging Schedule

Date: November 2019

**Section 211(1), Planning Act 2008 (as amended)
Part 3, CIL Regulations 2010 (as amended)**

1. The Charging Authority

1.1 The London Borough of Haringey is the 'Charging Authority'.

2. Date of Approval

2.1 This Charging Schedule was approved by the Council on DAY/MONTH/YEAR.

3. Date that Effect

3.1 This charging schedule will come into effect on DAY/MONTH/YEAR.

4. CIL Rates

4.1 The Council intends to charge different rates of CIL by the land use of a proposed development (expressed as pounds per square metre) and by the area where a proposed development is situated, as set out in Table 1 below.

Table 1: CIL rates

Use	Western	Central	Eastern
Residential	£265*	£165*	£50
Student accommodation	£265*	£165*	£85
Build to Rent housing	£265*	£165*	£100
Warehouse Living	Nil	Nil	£130
Supermarkets	£95*		
Retail Warehousing	£25*		
Office, industrial, warehousing, small scale retail (use class A1-5)	Nil		
Health, school and higher education	Nil		
All other uses	Nil		
<p>Warehouse Living comprises purpose built and genuinely integrated, communal working and living accommodation specifically targeted at the creative industries sectors.</p> <p>Superstores/supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.</p> <p>Retail warehouses 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.</p> <p>Build to Rent is housing development which meets the definition set out in policy H13 of the Draft London Plan</p>			

*Rates that are not amended as part of the Partial Review of the CIL Charging Schedule in 2019/20 will be indexed for inflation in accordance with the CIL Regulations 2010 (as amended) based on the date of their original effect in the original CIL Charging Schedule (November 2014) to the date of final approval (expected 2020/21). The updated indexed figures will be provided as part of the final reviewed CIL Charging Schedule at the point of final approval (expected 2020/21) rather than in this Draft Charging Schedule document.

5. Charging Zones

5.1 The CIL charging zones referred to in the above table are illustrated on the Charging Zone Map attached at Appendix 1 of this document.

6. Calculating the Chargeable Amount

6.1 The amount to be charged for each development will be calculated in accordance with Schedule 1 of the Community Infrastructure Levy Regulations 2010 (as amended). For the purposes of the formulae in Schedule 1, the relevant rate (R) is the rate for each charging zone shown in Table 1 above.

7. Statutory Compliance

7.1 The Charging Schedule has been issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

8. Further Information

8.1 Further information on the Community Infrastructure Levy is available on the Council's website www.haringey.gov.uk/CIL

Appendix 1

