MAYOR OF LONDON

Transport for London

COMMUNITY INFRASTRUCTURE LEVY (CIL) - IMPORTANT INFORMATION

THE MAYOR IS INTENDING TO BRING IN A NEW CHARGE THAT WILL BE PAID BY MOST NEW DEVELOPMENTS FROM 1 April 2012.

This note includes important information all applicants for planning permission should be aware of.

WHAT

The Government has introduced a new charge (CIL) to be paid by developers to help fund infrastructure required to support the development of its area. **It will be paid by most new development** which:

~ Consists of buildings to which people usually go, so it does not apply to buildings to which people only go occasionally to inspect plant, or development that does not consist of buildings; and

~ Has 100 square metres or more of gross internal floorspace or involves creating a dwelling even where this is below 100 square metres.

Subject to the legal process, the Mayor of London intends to start charging on **1 April 2012.** . Any development that receives planning permission after that date will have to pay, including:

~ Cases where a planning application was submitted before 1 April 2012, but not approved by then.

~ Cases where a borough makes a resolution to grant planning permission (to allow a section 106 agreement to be signed, for example) before 1 April 2012, but does not formally grant permission until after that date.

~ Cases where a planning appeal is decided after 1 April, regardless of when the appeal was made.

HOW MUCH

It will be calculated according to the amount of additional floorspace a new development will produce. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found at: http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11

In London, both the Mayor and local borough councils can charge the new Levy. The Mayor is currently going through the legal process to set a charge to help pay for the Crossrail project, with the following rates to be set in each of the London boroughs (note: any borough CIL will be in addition to this):

Zone	London boroughs	Rates (£ per sq. m.)
1	Camden, City of London, City of Westminster, Hammersmith and Fulham, Islington, Kensington and Chelsea, Richmond-upon-Thames, Wandsworth	**£50**
2	Barnet, Brent, Bromley, Ealing, Greenwich, Hackney, Haringey, Harrow, Hillingdon,	**£35**

	Hounslow, Kingston upon Thames, Lambeth, Lewisham, Merton, Redbridge, Southwark, Tower Hamlets	
3	Barking and Dagenham, Bexley, Croydon, Enfield, Havering, Newham, Sutton, Waltham Forest	**£20**

WANT TO KNOW MORE

~ Further details of the Mayor's proposals can be found at http://www.london.gov.uk/publication/mayoral-community-infrastructure-levy

~ Borough planning officers will be able to explain CIL in respect of the Mayoral or Borough charges.

~ If your query isn't answered by the above, you can email TfL at: PlanningObligation@tfl.gov.uk