

Community Infrastructure Levy

Draft Charging Schedule

June 2023



MAYOR OF LONDON

Contents

1. Introduction	3
2. General Principles of the Community infrastructure Levy	4
3. Proposed Community Infrastructure Levy Rates- Draft Charging Schedule	5
4. Implementing Community Infrastructure levy	6
Appendix 1: Map of OPDC Charging Area	7

1 Introduction

1.1 Old Oak and Park Royal Development Corporation (OPDC) was formed on 1st April 2015 and is the Local Planning Authority (LPA) for its area which lies partly within the London boroughs of Brent, Ealing and Hammersmith and Fulham. By virtue of the Localism Act 2011, OPDC has full plan-making and decision-making powers and is the CIL charging and collecting authority for its area.

1.2 This Draft Charging Schedule (DCS) is the first step in setting a Community Infrastructure Levy (CIL) charge for the OPDC area.

2 General Principles of the Community Infrastructure Levy (CIL)

What is CIL?

- 2.1 The purpose of CIL is to ensure that costs incurred in providing infrastructure to support the development of an area can be funded (wholly or partly) by levying a charge(s) on owners or developers of land when they secure planning permission for development that is subject to the levy.
- 2.2 CIL may be used to fund the provision, improvement, replacement, operation, or maintenance of infrastructure that is needed as a result of new development in a local planning authority's area. This is in addition to planning obligations that are secured through Section 106 agreements to mitigate the direct impacts of development as governed by OPDC's Planning Obligations Supplementary Planning Document (SPD).
- 2.3 In London, a two-tier CIL charge applies to new development: Mayoral CIL pursuant to the Mayor of London's CIL Charging Schedule and borough CIL charged by the relevant LPA.

Why is CIL needed?

- 2.4 The regeneration of Old Oak and Park Royal will require a significant investment in infrastructure and there will be a need to secure reasonable contributions from developments within the area, to facilitate its delivery.
- 2.5 OPDC recognises the need for flexibility in delivering this infrastructure and considers that the implementation of CIL is therefore an appropriate and essential means of ensuring the timely and balanced delivery of infrastructure within the area.

Preparing a CIL Charging Schedule

- 2.6 A CIL Charging Schedule sets out the rate(s) of CIL that are to be charged on eligible developments within a CIL Charging Authority's area. Rates must be expressed in terms of £ per square metre.

3 Proposed CIL rates in Old Oak and Park Royal – Draft Charging Schedule

3.1 Table 1 below shows the proposed CIL rates for different types of use within the OPDC area. A map of the charging area is contained in Appendix 1.

Table 1 Proposed CIL Rates

Use	CIL rate per square metre
Residential (excluding older persons housing)	£80
Hotel	£80
Co-living	£135
Student accommodation	£180
Office developments (20,000 sq.m +) in zone b	£80
Data centres	£120
All other uses (This would exclude medical, health and emergency services which are publicly funded, and development used wholly or mainly for the provision of education as a school or college or as an institute of higher education or affordable workspace)	£35

4 Implementing the Community Infrastructure Levy

CIL instalments policy

4.1 A CIL charging authority can choose to allow CIL payments to be made in instalments. Instalment dates are generally set at intervals following the commencement of a chargeable development. The Mayoral CIL and OPDC CIL is currently subject to an instalments policy as set out below.

Amount of CIL Liability	Number of instalments payments	Amount payable
£100,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£100,001 or more	Two	the greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development the remainder within 240 days of commencement of development

Appendix 1: Map of OPDC Charging Area

