

FAO: Examiner

By email only

21 December 2023

Dear Mr Kemmann-Lane

**OPDC CIL Charging Schedule**  
**Sport England Reference: SP/22/00005330**

Thank you for inviting Sport England to make further comment and for sharing the OPDC's Payment in Kind Policy. As highlighted in our previous representations, Sport England continue to recommend that the Draft Charging Schedule is not approved in its current form. In our view, our representations have not been fully addressed by the additional information provided by OPDC.

It is understood that the in-kind payment could help address the large applications anticipated in the OPDC area where new leisure centres are listed in the Infrastructure Delivery Plan.

However, this would not give a local sports club or community group a CIL exemption for an extension or replacement of their community hall or pavilion. These groups are not always charities and may not have the means to seek an exemption. By amending the CIL charging schedule as suggested by Sport England (below), these groups will immediately benefit from an exemption for their proposals.

Sport England accepts that there are charging schedules in existence (LB Croydon, 2013 and at the GLA) where CIL is charged on community leisure. Notwithstanding, it remains the case that the majority of CIL charging authorities do not charge CIL on developments that support sport and physical activity.

Sport England will continue to ask CIL Charging authorities for this exemption as we consider it is needed to support those who provide sports facilities and help more people enjoy playing sport and being physically active.

An updated Proposed CIL rate table could read;

<b>Use</b>	<b>CIL rate per square metre in zone A</b>	<b>CIL Rate per square metre in zone B</b>
Residential (excluding older persons housing)	£80	£80
Hotel	£80	£80
Co-living	£135	£135
Student Accommodation	£180	£180
Office developments (20,000 sq m +)	£35	£80
Data Centres	£120	£120
All development types unless stated otherwise in this table	£35	£35
Development by a predominantly publicly funded or 'not for profit' organisation (see below for definition) including medical and health services, social care, education, emergency services, community facilities, sport and leisure facilities	£0	£0
Access roads, ramps and service yards within multi storey industrial developments	£0	£0

\*Definition of 'not for profit organisation': An organisation that does not earn profits for its owners but conducts business for the benefit of the general public; all the money earned by or donated to the organisation is used in pursuing the organisation's objectives.

This example is adapted from Southend on Sea – CIL Charging Schedule 2015. This suggestion would address the points made at the hearing

including that commercial leisure developments should not be exempt from CIL.

Other examples where charging schedules have referenced leisure/community uses include:

- LB Barking & Dagenham's charging schedule 2014 provides an exemption to 'Municipal Leisure'.
- LB Islington includes an exemption for 'public leisure centres'.
- LB Kingston does not charge CIL for; 'community halls, community arts centres, theatres, museums and libraries where development is for the purposes of delivering a public service or community facility.'

I trust that these observations are helpful, please let me know if you have any further questions.

Regards

**Vicky Aston**  
Planning Manager

**M:** 07880 243043

**E:** [Vicky.Aston@sportengland.org](mailto:Vicky.Aston@sportengland.org)