



Community Infrastructure Levy (CIL)

Draft Charging Schedule

March 2025

1. The Charging Authority

- 1.1 The London Borough of Lewisham is a 'Charging Authority' for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the Community Infrastructure Levy (CIL) in respect of development in its area.

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: Proposed CIL Rates

Development type	Zone	Proposed Rate
Residential C3 use class	Zone 1	£200
	Zone 2	£150
	Zone 3	£120
Residential with care for elderly people	Zone 1	£145
	Zone 2	£0
	Zone 3	£0
Student housing/purpose built shared living/co-living	Whole Borough	£200
Hotels	Whole Borough	£121.24
Retail	Whole Borough	£121.24
Large format convenience retail	Whole Borough	£150
Logistics, Warehousing and Data Centres	Whole Borough	£100
All other uses	Whole Borough	£121.24
Offices / Affordable Workspaces	Whole Borough	£0
Industrial	Whole Borough	£0
Publicly provided education	Whole Borough	£0
Publicly provided healthcare	Whole Borough	£0

- 4.2 The Council is designated as the 'Collecting Authority' for the Mayor of London's CIL in Lewisham. This requires a current charge of £60 (plus indexation) per square metre to be levied in addition to the amounts specified above.

5. Charging Zones

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

6. Liability to Pay CIL

- 6.1 A chargeable development is one for which planning permission is granted and or which is liable to pay CIL in accordance with the CIL Regulations 2010 (as amended). CIL will be chargeable on the net additional floor space (gross internal area) of all new development apart from those exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended). These exemptions are:
- Developments where the gross internal area of a new building or extensions to buildings will be less than 100 square metres except where the development will compromise one or more dwellings;
 - A building for which planning permission was granted for a limited period;
 - Buildings into which people do not normally go or go into only intermittently for the purpose of inspecting or maintaining fixed plant or machinery;
 - Development where the owner of a material interest in the relevant land is a charitable institution and the development will be used wholly (or mainly) for charitable purposes.
- 6.2 In addition, the Regulations also allow exemptions to be claimed for self-build housing and residential annexes and extensions over 100 square metres (Regulation 42A and 42B). Affordable housing will be eligible for relief from CIL (Regulation 49).

7. Calculating the Chargeable Amount

- 7.1 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 Table 1 above.

8. Inflation and Indexation

- 8.1 As detailed in the CIL Regulations, the proposed CIL rates will be subject to adjustment on a yearly basis in line with the All-in-Tender Price Index published by the Building Cost Information Service (BCIS).

9. Further Information

- 9.1 Further information on the Community Infrastructure Levy is available on the Council's website www.lewisham.gov.uk.

Appendix 1

