

Royal Greenwich Community Infrastructure Levy
Draft Charging Schedule - Statement of Common Ground between:
Royal Borough of Greenwich (RBG) and Nathaniel Lichfield & Partners
(NLP) for Cathedral Group

Background

- 1.1 RBG submitted its draft charging schedule to the Secretary of State on 17 November 2014. A statement of modifications was produced and representations could be made in reference to this document between 17 November and 15 December 2014.
- 1.2 Following this, the examiner published a list of main issues and questions, an examiners briefing note and a draft examination programme. The main issues and questions for the examination will form the basis of the discussion at the hearing sessions and as set out in the examiners briefing note, representors had until Monday 26th January to submit any further written statement supporting their position. Accordingly, NLP for Cathedral Group submitted a further written statement which focused on their concerns regarding the instalments policy and how this applies to phased planning permissions. NLP suggested that the following draft wording be added to the instalments policy to address their concerns:

“As permitted under Regulation 9(4) of the Community Infrastructure Levy Regulations 2010 (as amended), where outline planning permission which expressly permits development to be implemented in phases, or as agreed by the Royal Borough of Greenwich, each phase of the development will be treated as a separate chargeable development. The approved instalments policy, will therefore, apply to each separate phase of the development and its associated separate chargeable amount.”

- 1.3 The Royal Borough of Greenwich noted NLP’s concerns and for the purpose of clarity have agreed to modify the instalments policy as follows:

Instalments policy

In accordance with regulation 69(b) of the Community Infrastructure Levy regulations 2010 (as amended) the Royal Borough of Greenwich will allow payment of Community Infrastructure Levy (CIL) in instalments according to the total amount of liability¹ as set out in the policy below:

Table 1 Instalments policy

Amount of CIL liability	Total number of instalments	Amount of CIL charge due, following date of commencement
Less than £100,000	1	Total within two months
£100,000 – £499,999	3	£100,000 within two months

¹ Note the total amount of liability is the amount shown on the liability notice and may include components for the Royal Borough of Greenwich and the Mayor of London, which is covered by the Mayor’s instalments policy.

Amount of CIL liability	Total number of instalments	Amount of CIL charge due, following date of commencement
		Balance payable in a further two instalments of equal amount at four and six months
£500,000 – less than £1 million	4	£250,000 within two months
		Balance payable in a further three instalments of equal amount at four, six and eight months
£1 million – less than £4 million	4	£500,000 due within two months
		Balance payable in a further three instalments of equal amount at six and 12 and 18 months
£4 million and above	4	£1 million due within two months
		Balance payable in a further three instalments of equal amount at 12, 18 and 24 months

This instalments policy will come into effect on [date to be inserted following adoption of policy].

'This instalments policy should be read in conjunction with regulation 9(4) of the CIL regulations 2010 (as amended). If a planning permission is phased, each phase will be a separate chargeable development for the purposes of CIL payments.'

The proposed wording has been agreed by both parties.