



**Havering**  
L O N D O N B O R O U G H

# HAVERING COMMUNITY INFRASTRUCTURE LEVY

## CHARGING SCHEDULE

LONDON BOROUGH OF HAVERING

JULY 2019

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This charging schedule has been issued, approved and published in accordance with the Community Infrastructure Regulations 2010 and subsequent amendments and Part 11 of the Planning Act 2008.

## 1 Planning Act 2008 and CIL Regulations 2010

The Community Infrastructure Levy (CIL) was established through the Planning Act 2008 (Part 11) and is bound by the Community Infrastructure Levy Regulations 2010 and subsequent amendments.

The London Borough of Havering is a charging authority in view of this legislation and will charge the Community Infrastructure Levy in respect of development within Havering.

The CIL charge will be additional of the Mayoral CIL of £20 per square metre<sup>1</sup>.

## 2 Draft Charging Schedule: CIL rates

TYPE OF DEVELOPMENT (and use class)	CIL RATE (£ PER M <sup>2</sup> OF NET ADDITIONAL FLOORSPACE)	
	ZONE A (NORTH)	ZONE B (SOUTH)
Residential*	£125	£55
Office and industrial	£0	
Retail – supermarkets**, superstores and retail warehouses*** above 280m <sup>2</sup> gross internal area	£175	
All other retail (A1-A5) in Metropolitan, District and Local Centres as shown on the retail zoning maps	£50	
Hotels	£20	
All other development	£0	

\*Including private care homes and retirement homes (excluding Extra Care)

\*\* Supermarkets/Superstores are defined as shopping destinations in their own right, where weekly food needs are met, catering for a significant proportion of car-borne customers, and which can also include non-food floorspace as part of the overall mix of the unit.

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<sup>1</sup> The MCIL2 rate will rise to £25 per square metre from April 2019 (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>)

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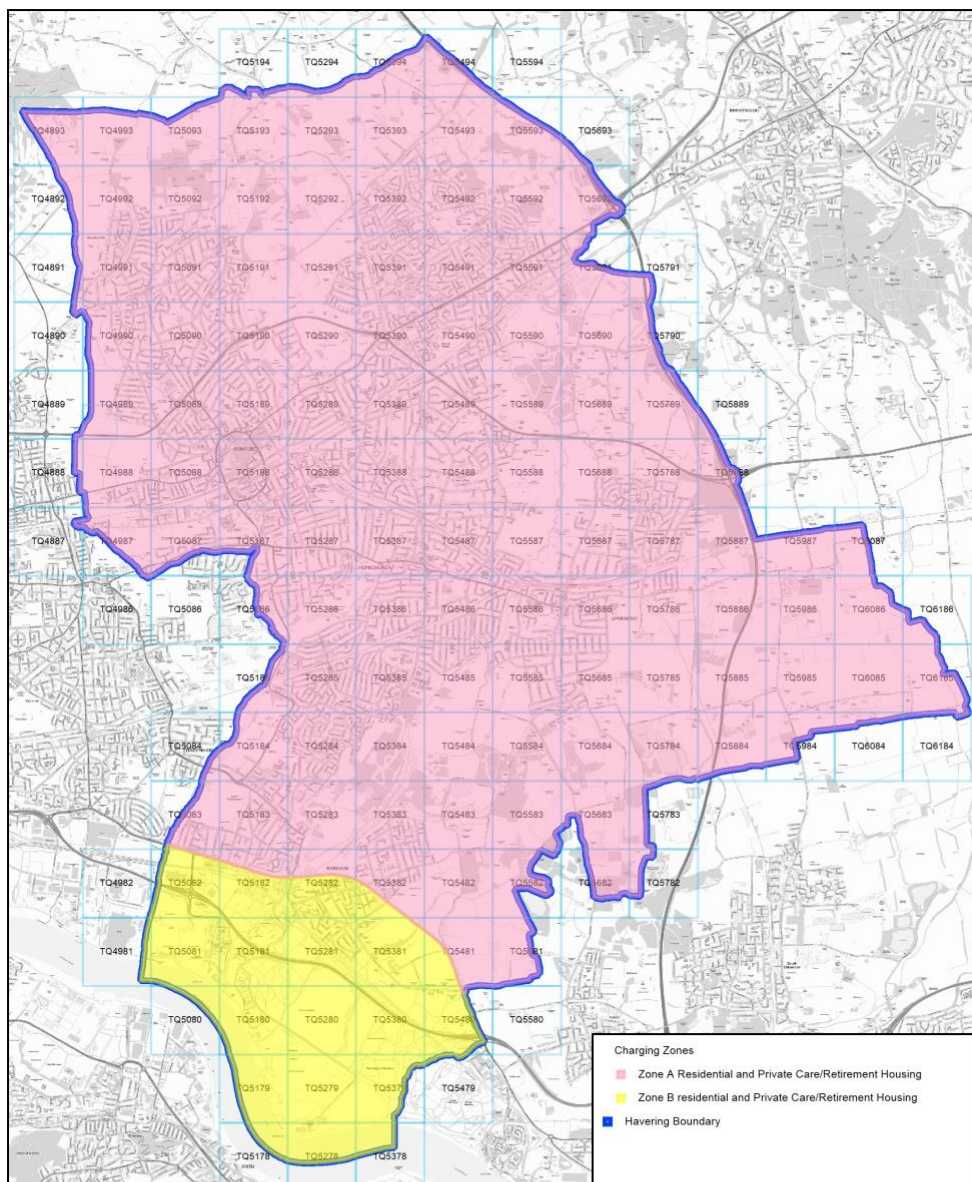
\*\*\* Retail Warehousing is defined as shopping destinations specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for a significant proportion of car-borne customers.






**NOTE:** The Retail Zoning Maps are appended at the end of this Schedule.

### 3 CIL charging zones

As the charging authority, the Council will charge differential CIL rates for two geographical zones to reflect locational differences in viability.

The map below shows the boundary and location of the north and the south charging zones. This geographical differential rate will only apply to residential and private care/retirement housing developments in Havering. CIL rates for other forms of development apply borough-wide.



			
  		<b>Scale: 1:75000</b> <b>Date: 06 June 2019</b>	
		<b>London Borough of Havering</b> <b>Town Hall, Main Road</b> <b>Romford, RM1 3DD</b> <b>Tel: 01708 434343</b>	
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## 4 Liability to pay CIL

The levy may be payable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres or more. That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size. See section 5 for details of exclusions, exemptions and reliefs from the levy that may be available.

## 5 Exemptions

The following do not pay CIL:

- Development of less than 100 square metres (see regulation 42 on minor development exemptions) – unless this is a whole house, in which case the levy is payable
- Houses, flats, residential annexes and residential extensions which are built by ‘self-builders’ where an exemption has been applied for and obtained, and, in regard to a self-build home or a residential annex, a Commencement (of development) Notice served prior to the commencement of the development (see regulations 42A, 42B, 54A, 54B and 67(1A), inserted by the 2014 Regulations)
- Social housing that meets the relief criteria set out in Regulation 49 or 49A (as amended by the 2014 Regulations) and where an exemption has been obtained, and a Commencement (of development) Notice served, prior to the commencement of the development
- Charitable development that meets the relief criteria set out in regulations 43 to 48 and where an exemption has been obtained, and a Commencement (of development) Notice served, prior to the commencement of the development
- Buildings into which people do not normally go (see regulation 6(2))
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (see regulation 6(2))
- Structures which are not buildings, such as pylons and wind turbines
- Specified types of development which local authorities have decided should be subject to a ‘zero’ rate and specified as such in their charging schedules
- Vacant buildings brought back into the same use (see regulation 40 as amended by the 2014 Regulations)

Where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due.

Mezzanine floors, inserted into an existing building, are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

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## 6 Calculating the chargeable amount

CIL will be calculated as set out in the regulation 40 of the CIL Regulations 2010 (as amended).

On chargeable development, CIL is charged on net additional floor space (Gross Internal Area measured in square metres), subject to the relevant exemptions outlined above.

The rates shown in the CIL rates table will be updated annually for inflation in accordance with the national All-In Tender Price Index of construction costs published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors.

## 7 Instalments policy

Havering's instalment policy is in line with the Mayor of London's instalment policy.

From the 1st January 2018, a new Mayoral instalments policy was implemented, which lowered the threshold from which instalments can be applied from £500,000 to £100,000. The Mayoral CIL instalments policy is set out below:

Amount of CIL liability	Number of instalment payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£100,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£100,001 or more	Two instalments	<ul style="list-style-type: none"><li>• The greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development</li><li>• The remainder within 240 days of commencement of development</li></ul>

## 8 Discretionary Matters

The Council proposes to offer 'discretionary relief for exceptional circumstances'<sup>2</sup> from liability to pay CIL. Offering exceptional circumstances relief would provide the Council with some flexibility to deal with individual sites where development is desirable, but which are proved to have exceptional costs or other requirements which make them unviable. Exceptional circumstances relief can be activated and deactivated at any time and a notice of intention will be published by the Council.

The Council proposes, at its discretion, to allow the value of land, where the land is transferred to the Council, and infrastructure provided to be offset against the chargeable

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<sup>2</sup> Under the provisions and limitations of Regulations 55 and 57 of the CIL Regulations 2010

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amount of CIL. The Council proposes, at its discretion, to enter into agreements for a land payment to discharge part or all of a levy liability and may also enter into agreements to receive infrastructure as payment. The value of land acquired and infrastructure provided as 'payment in kind' will be determined by the District Valuer (at the cost of the developer).

The Council proposes that it may apply CIL funds to 'administrative expenses'<sup>3</sup> incurred in connection with CIL.

The Council proposes to offer 'discretionary charitable relief for investment activities'<sup>4</sup> where a charity landowner will hold the development as an investment from which the profits are applied for charitable purposes. This discretionary relief can be activated and deactivated at any time and a notice of intention will be published by the Council.

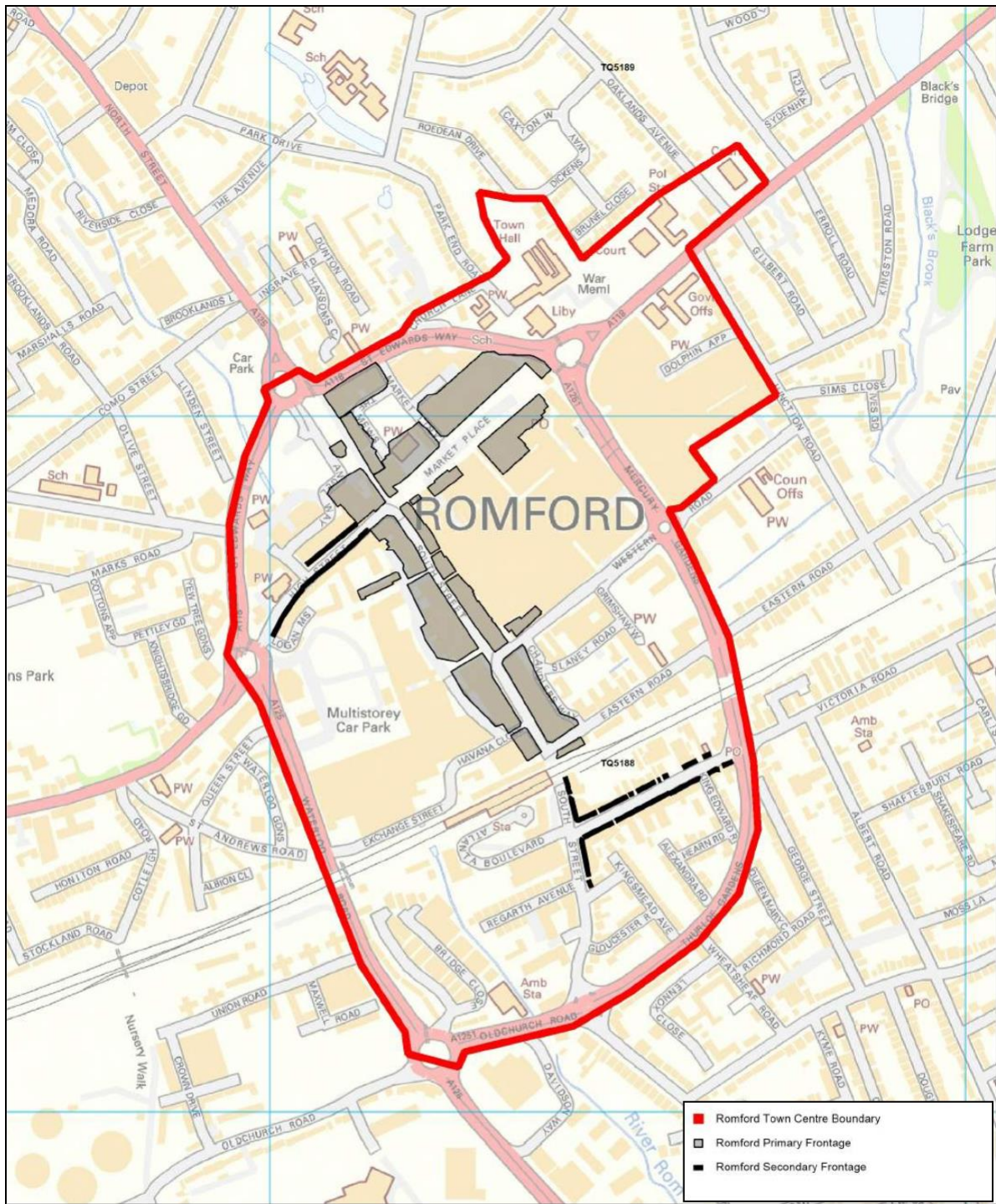
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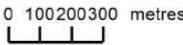

<sup>3</sup> Under the provisions and limitations of Regulation 61 of the CIL Regulations 2010

<sup>4</sup> Under the provisions and limitations of Regulations 44-48 of the CIL Regulations 2010



Appendix A: Romford Metropolitan Centre

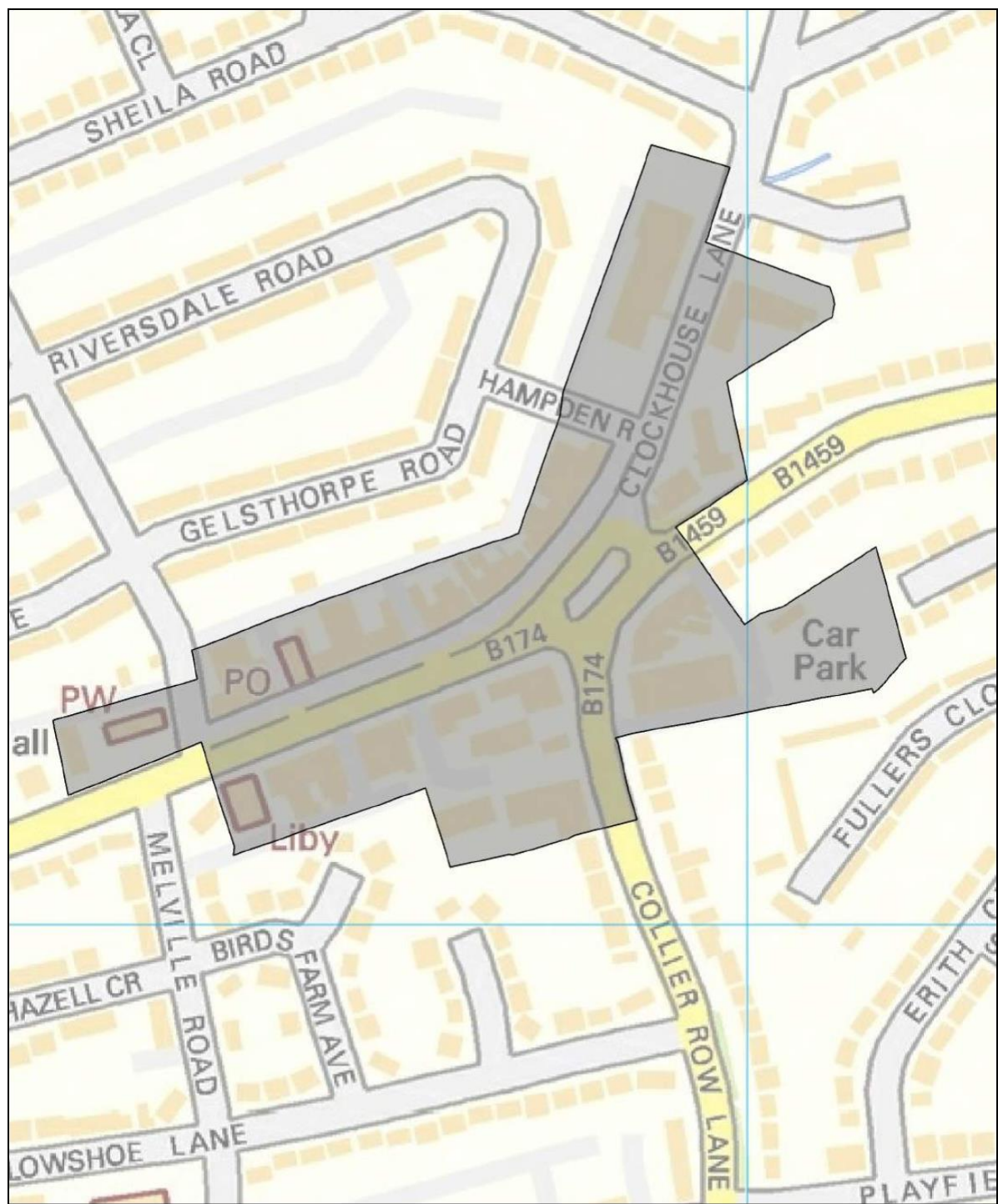




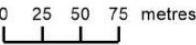

<b>Romford Metropolitan Centre</b>	
	<b>Scale: 1:7500</b> <b>Date: 21 March 2019</b> 
 <b>Havering</b> LONDON BOROUGH	<b>London Borough of Havering</b> Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343

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Appendix B: District Centres



<b>Collier Row District Centre</b>			
		<b>Scale: 1:2500</b> <b>Date: 21 March 2019</b>	
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# **Elm Park District Centre**



**Scale: 1:5000**  
**Date: 21 March 2019**

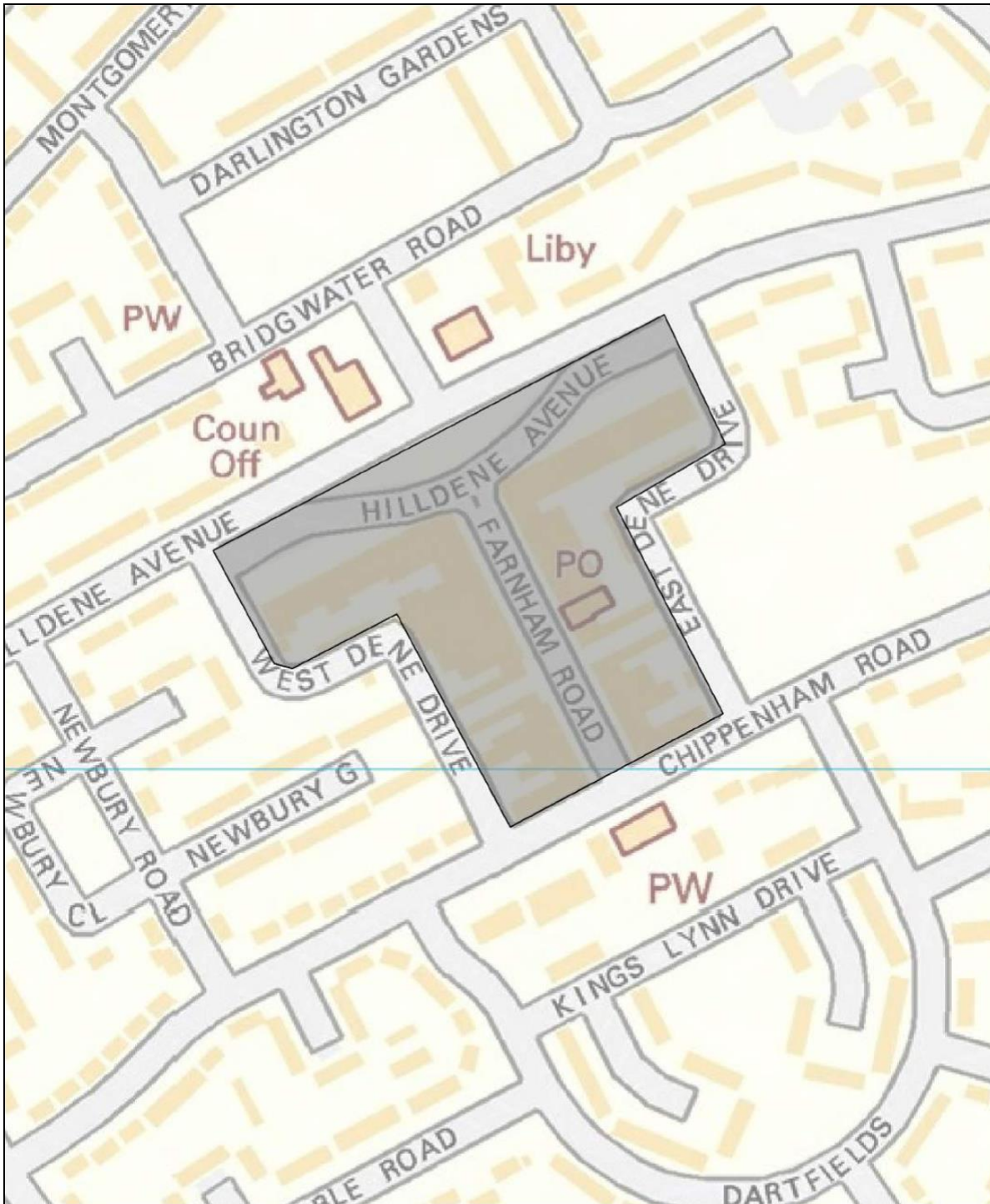
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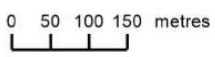



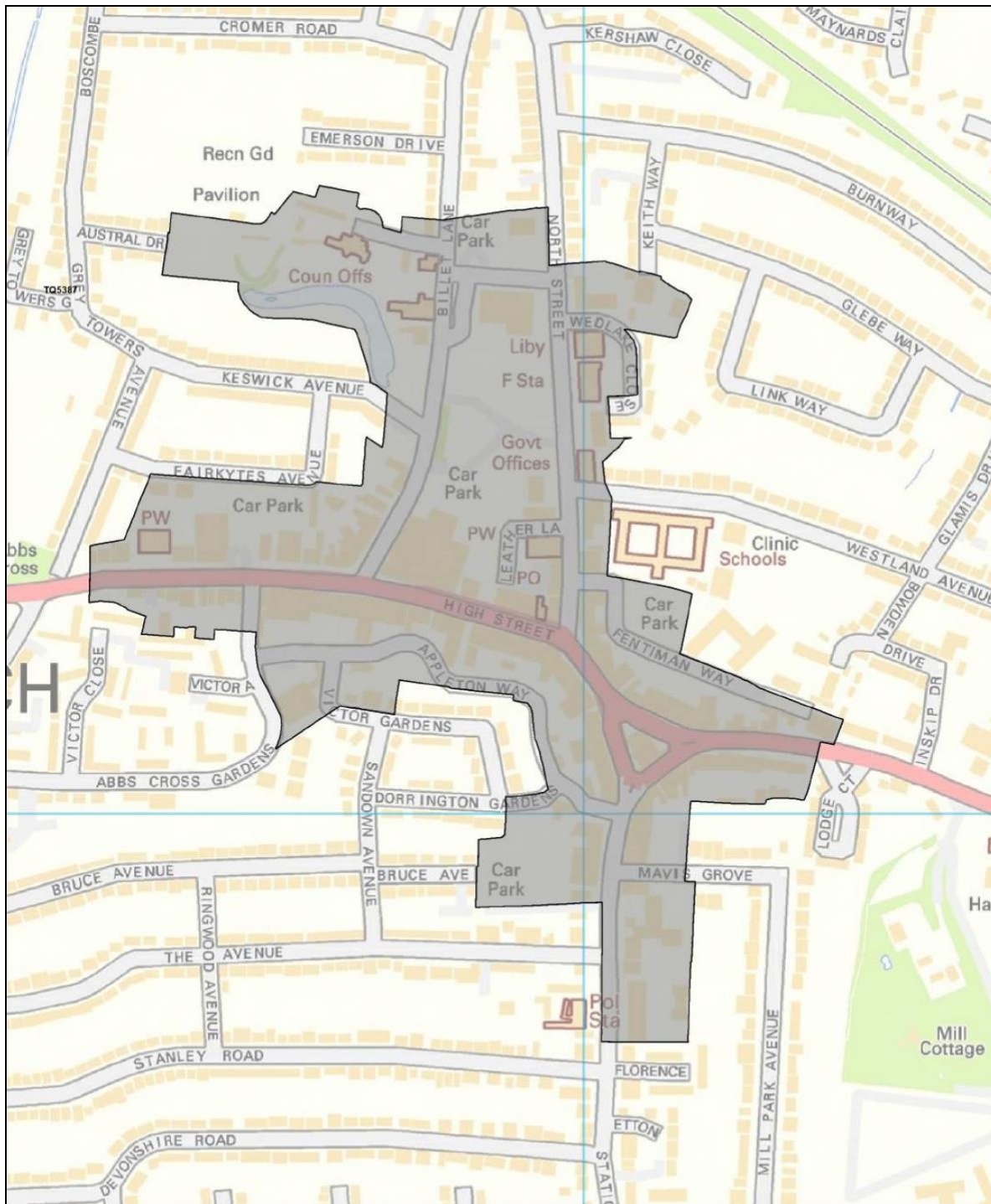
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<b>Harold Hill District Centre</b>	
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# Hornchurch District Centre



Scale: 1:5000  
Date: 21 March 2019

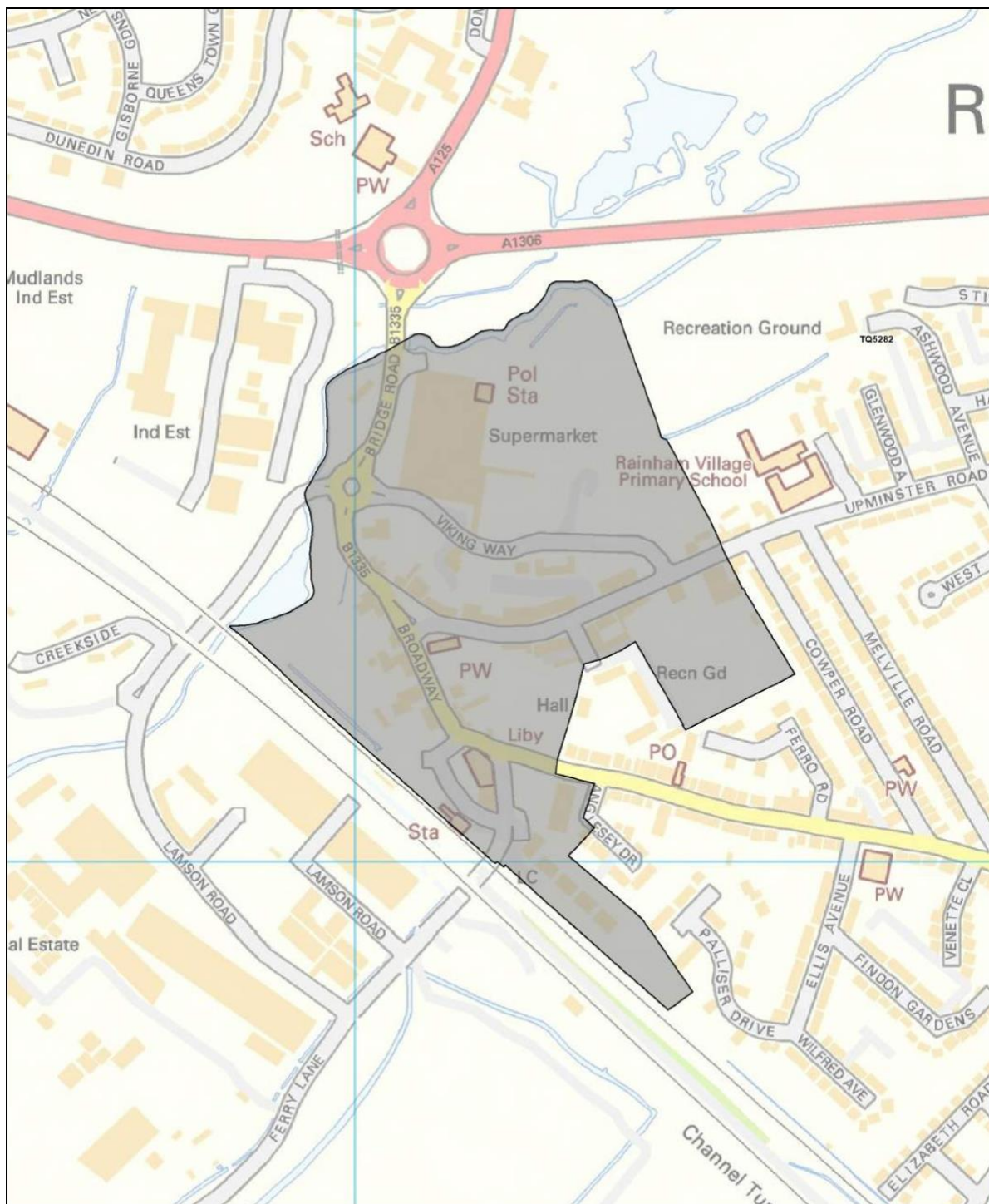
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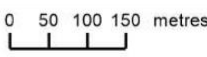



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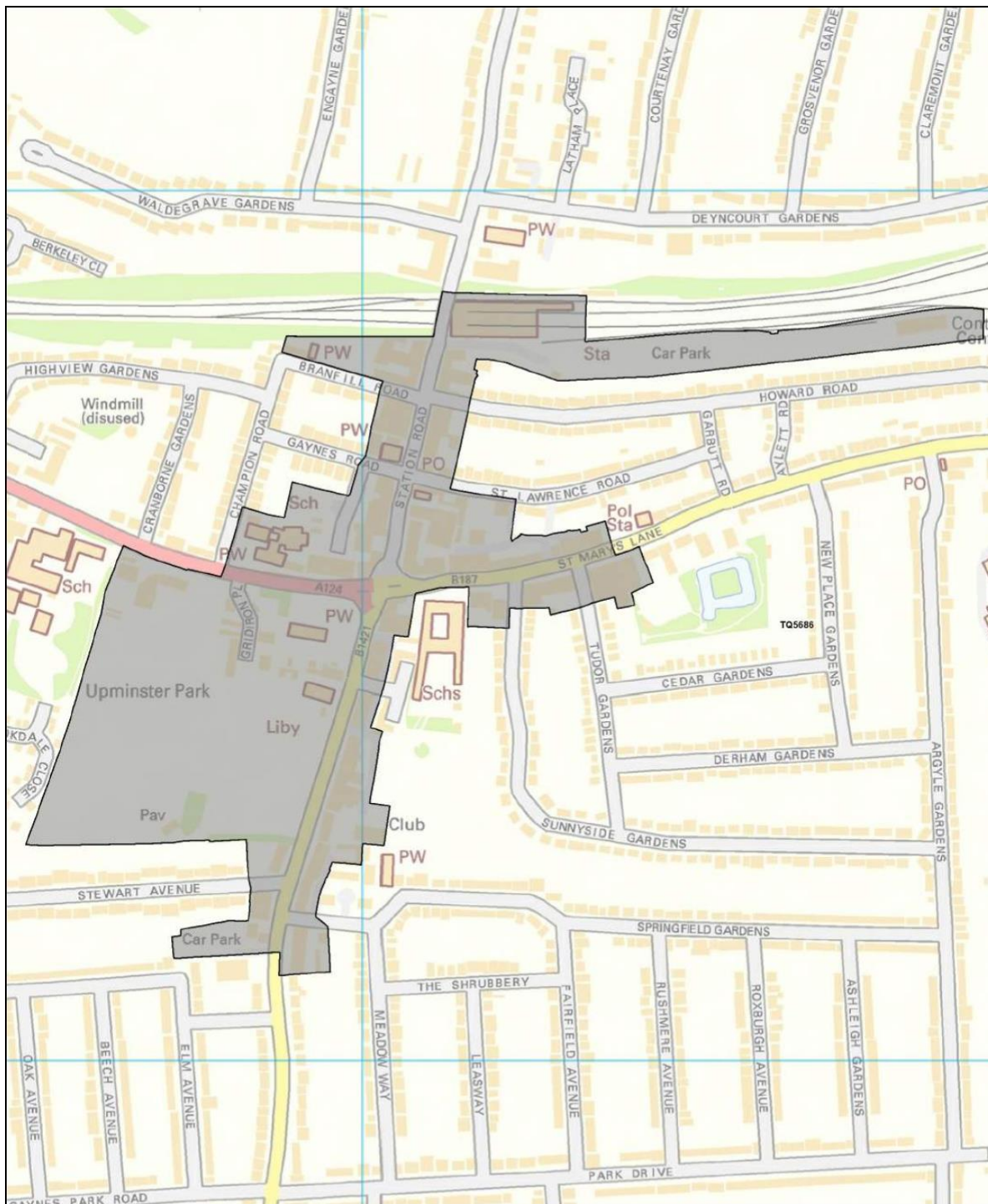
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<b>Rainham District Centre</b>	
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# Upminster District Centre



Scale: 1:6000  
Date: 21 March 2019

0 50 100 150 metres

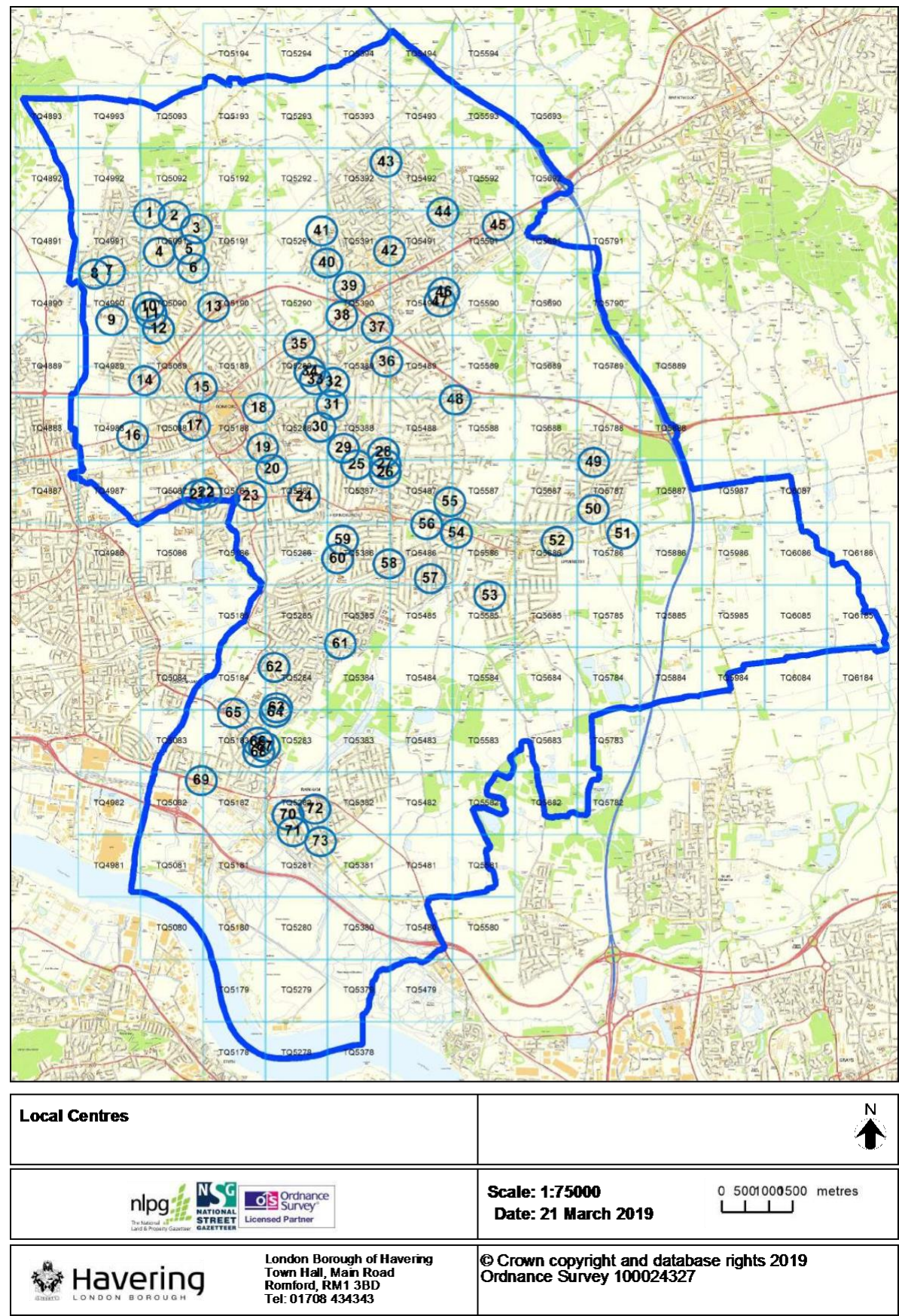


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# Appendix C: Local Centres



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## **Appendix D: Key**

Note: the boundaries on the maps enclose the addresses listed below.

### **Annex A: Romford Metropolitan Centre (as identified in the draft Havering Local Plan : Table 7 Annex A6)**

#### **Primary frontage**

South Street, 2-116 (evens), 1-129 (odds)  
Eastern Road, 2 (evens)  
Western Road, 1-13 (odds)  
North Street, 8-56 (evens) 7-9 (odds), 21-23 (odds)  
High Street, 2-4 (evens), 3, 7-13 (odds)  
Market Place, 1-19 (odds), 25-49 (odds), 20, 24, 28-42 (evens), 56-78 (evens), 82-96 (evens)  
Arcade Place, 1 (odds)  
Exchange Street, 1-2

#### **Secondary frontage**

South Street, 143, 147-159 (odds) 163-183 (odds)  
High Street, 6-46 (evens), 15-17 (odds), 25-59 (odds)  
Victoria Road (Station Chambers), 5, 6, 7, 7a  
Victoria Road (Old Mill Parade), 1, 2, 3, 4, 5, 6  
Victoria Road, 3-17 (odds), 35-41 (odds), 14-64 (evens), 70, 80, 84-86 (evens)  
Victoria Road (Station Parade), 1, 2, 3, 4, 5, 6, 7, 7a, 9

### **Annex B: District Centres (as identified in the draft Havering Local Plan : Table 8 Annex A6)**

#### **Collier Row**

##### **Primary frontage**

Collier Row Road : 2-62 (evens), 1-43b (odds);  
Chase Cross Road : 2-18 (evens);  
Collier Row Lane : 316-322 (evens);  
Clockhouse Lane : 1-23 (odds).

##### **Secondary frontage**

Collier Row  
Chase Cross Road : 1-11 (odds);  
Collier Row Lane : 299-315 (odds), 314 (evens).

#### **Elm Park**

##### **Primary frontage**

Station Parade : 1-28b (all nos.);  
Tadworth Parade : 1-20 (all nos.);

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Broadway Parade : 7-13 (odds);  
The Broadway : 14-42 (all nos.);  
Elm Parade : 1-12 (all nos.);  
Elm Park Avenue : 13-26 (all nos.)

**Secondary frontage**

Broadway Parade : 1-6 (all nos.).

**Harold Hill**

**Primary frontage**

Farnham Road : 2-16 (evens), 44-48 (evens), 3-17 (odds), 65-73 (odds)  
Hilldene Avenue : 94-120 and 170-198 (evens);  
Chippenham Road : 65 and 83 (odds).

**Secondary frontage**

Chippenham Road: 59-63 and 85-89 (odds);  
The Arcade : 1-12b (all nos.).

**Hornchurch**

**Primary frontage**

High Street : 70-168 (evens), 63-187 (odds)  
North Street : 4-14 (evens), 1-23 (odds)  
Station Lane : 4-32 (evens)

**Secondary frontage**

High Street : 5a-17 (odds), 23-61 (odds), 189-199 (odds), 44-66 (evens) and 172-212 (evens);  
North Street : 16-22 (evens);  
Station Lane : 36-62 (evens), 1-43 (odds);  
Billet Lane : 1-25 (odds)

**Rainham**

**Primary frontage**

Properties/land included  
Upminster Road South : 9-53 (odds), 2-26 (evens);  
Bridge Road, 1 (odds).

**Secondary frontage**

Broadway : 12-32 (evens);  
Upminster Road South : 1-7 (odds)  
Local Centres to be identified in the CIL Maps.

**Upminster**

**Primary frontage**

Station Road : 1-65 (odds), 2-72 (evens);  
St. Mary's Lane : 119-149 (odds);

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Corbets Tey Road : 1-63 (odds);  
Bell Corner : 1-7 (odds);  
Station Approach : 2 (evens)

**Secondary frontage**

St. Mary's Lane : 151-213 (odds), 160-166 (evens), 172-218 (evens);  
Corbets Tey Road : 28-52 (evens), 69-127 (odds).



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## **Annex C: Properties within Local Centres**

1. **Boxmoor Road, Collier Row** : Boxmoor Road, 15-27 (odds) and 37
2. **Highfield Link, Collier Row** : Highfield Link, 1-7 (odds)
3. **Chase Cross Road, Collier Row** : Chase Cross Road, 257-263 (odds)
4. **Chase Cross Road, Collier Row** : Chase Cross Road, 87-93 (odds)
5. **Gobions Avenue, Rise Park** : Gobions Avenue, 25, 27, 33, 39, 43, 45, 47, 53, 55.
6. **Moray Way, Rise Park** : Moray Way, 2-16 (evens)
7. **Collier Row Road, Collier Row** : Collier Row Road, 98-120 (evens)
8. **Collier Row Road, Collier Row** : Collier Row Road, 164-178 (evens)
9. **White Hart Lane, Collier Row** : White Hart Lane, 37-59 (odds)
10. **Collier Row Lane, Collier Row** : Collier Row Lane, 162 -174 (evens)
11. **Collier Row Lane, Collier Row** : Collier Row Lane, 134 -142 (evens)
12. **Collier Row Lane, Collier Row** : Collier Row Lane, 52-62 (evens), 37-55 (odds)
13. **Pettits Lane North, Rise Park** : Rise Park Parade, Pettits Lane North, 169-179 (odds), 211-223 (odds)
14. **Mawney Road North, Collier Row** : Mawney Road, 170-178 (evens); Denbar Parade, 1-6 (all nos.); Marlborough Road, 6-8 (evens)
15. **North Street, Romford** : North Street 68-78, 88 -148 (evens), 95 -105, 117-137(odds)
16. **London Road West, Romford** : London Road, 257-277 (odds)
17. **London Road East, Romford** : London Road, 53-65 (odds), 30-60 (evens)
18. **Carlton Road, Romford** : Carlton Road, 2-16 (evens)
19. **Brentwood Road, Romford** : Brentwood Road, 46 -92 (evens); Albert Road, 89-93 (odds); Park Lane, 1, 7, 9 (odds), 2-4 (evens)
20. **Park Lane, Romford** : Park Lane, 65-93 (odds), 134-140 (evens)
21. **Rush Green Road, Rush Green** : Rush Green Road, 162-180 (evens), 197-205 (odds), Dagenham Road; 68-96 (evens)
22. **Rush Green Road, Romford** : Rush Green Road, 138-146 (evens)

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23. **Roneo Corner, Romford** : Hornchurch Road, 307-323 (odds); Roneo Corner, 2-32 (evens)
24. **Hornchurch Road, Hornchurch** : Hornchurch Road, 134-194 (evens), 202-228 (evens), 121-137 (odds)
25. **Lyndhurst Drive, Hornchurch** : Lyndhurst Drive, 202-210 (evens)
26. **North Street, Hornchurch** : North Street, 88-112, 118-124, 128-142 (evens); Billet Lane, 153-163 (odds); 'The Chequers' Public House
27. **Butts Green Road, Emerson Park** : Butts Green Road 1-9, 23 (odds); Berther Road, 2 (evens)
28. **Butts Green Road, Emerson** : Park Butts Green Road, 43-79 (odds)
29. **Hillview Avenue, Heath Park** : Hillview Avenue, 136-144 (evens)
30. **Brentwood Road, Romford** : Brentwood Road, 284-290 (evens), 317-319 (odds)
31. **Drill Corner, Squirrels Heath** : Heath Park Road, 143-155 (odds), 160-168 (evens); Balgores Lane, 236-238 (evens); Brentwood Road, 364-392 (evens), 395-405 (odds); 'The Drill' Public House
32. **Station Road, Gidea Park** : Station Road, 84-94 (evens)
33. **Balgores Lane, Gidea Park**, Balgores Lane, 97-105 (odds), 81-85 (odds), 142-168 (evens); Station Road, 2-8 (evens); Balgores Square, 1-4 (all nos.)
34. **Hare Hall Lane, Gidea Park** : Hare Hall Lane, 4-9 (all nos.)
35. **Main Road Gidea Park** : Main Road 168-248 (evens), 73-89 (odds), 91-101 (odds), 107 (odds) and 'The Unicorn Hotel' Public House; Balgores Lane 1-9 (odds)
36. **Ardleigh Green Road, Squirrels Heath** : Ardleigh Green Road, 88-122 (evens), 187 - 207 (odds); Squirrels Heath Lane, 177-179 (odds)
37. **Belgrave Avenue, Harold Wood** : Belgrave Avenue, 117-127 (odds)
38. **Upper Brentwood Road, Gidea Park** : Upper Brentwood Road, 622-630 (evens)
39. **Masefield Crescent, Harold Hill** : Masefield Crescent, 61-67 (odds), 66-72 (evens)
40. **Tennyson Road, Harold Hill** : Tennyson Road, 39-45 (odds)
- 41 **Grange Road, Harold Hill** : Grange Road, 1-7 (odds)
42. **Camborne Avenue, Harold Hill** : Camborne Avenue, 1-15 (odds)
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43. **Whitchurch Road, Harold Hill** : Whitchurch Road, 145-167 (odds)
44. **Petersfield Avenue, Harold Hill** : Petersfield Avenue, 90-132 (evens)
45. **Harold Park** : The Parade, Colchester Road, 1-8 (all nos.); Colchester Road, 15-21 (odds);  
Tudor Court, Harold Court Road, 1-5 (all nos.)
46. **Station Road, Harold Wood** : Station Road, 1-29 (odds), 33-49 (odds) and 'The King Harold' Public House
47. **Oak Road, Harold Hill** : Oak Road, 1-17 (odds)
48. **Essex Gardens, Emerson Park** : Essex Gardens, 2-8 (evens)
49. **Avon Road, Cranham** : Avon Road, Cranham, 119-151 (odds)
50. **Front Lane, Cranham** : Front Lane, 69-81 (odds), 85 -103 (odds) and 'The Plough' Public House; Willow Parade, Front Lane 1-12 (all nos.); Broadway, Front Lane, 1-2; Moor Lane, 2-12 (evens)
51. **Lichfield Terrace St. Marys Lane** : Cranham, Lichfield Terrace, 41-46 (all nos.)
52. **St. Mary's Lane, Upminster** : St. Mary's Lane, 302-314
53. **Gaynes Park Road, Upminster** : Gaynes Park Road, 49-57 (odds)
54. **Upminster Bridge, Upminster** : Upminster Bridge, 97-107 (odds), 122-164A (evens)
55. **Wingletye Lane, Emerson Park** : Wingletye Lane, 65a-81 (odds)
56. **Upminster Road, Upminster** : Upminster Road, 25-33 (odds)
57. **Bevan Way, Hornchurch** : Hacton Parade, Bevan Way/Central Drive, 1-8 (all nos.)
58. **Station Lane, Hornchurch** : Station Lane, 171-213 (odds); 142-144 (evens).  
Suttons Lane, 1-25 (odds)
59. **Abbs Cross Lane, Hornchurch** : Abbs Cross Lane, 115 -119 (odds)
60. **Abbs Cross Lane, Hornchurch** : Abbs Cross Lane, 224 -228 (evens)
61. **Northolt Way, South Hornchurch** : Blenheim Court 1-7 (all nos.)
62. **Mungo Park Road, South Hornchurch** : Mungo Park Road, 105-131 (odds)
63. **Elmer Gardens, South Hornchurch** : Elmer Gardens 2-8 (evens)
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64. **South End Road, South Hornchurch** : South End Road, 166-174
65. **Ongar Way, South Hornchurch** : Writtle Walk, 1-5 (all nos.)
66. **Rainham Road, South Hornchurch** : Rainham Road, 145 -149
67. **Cherry Tree Corner, South Hornchurch** : Rainham Road, 70-90 (evens), 109-119 (odds) and  
'The Cherry Tree' Public House; South End Road, 2-12 (evens); Cherry Tree Lane, 205-211 (odds)
68. **Cherry Tree Lane, Cherry Tree Lane, South Hornchurch** : Cherry Tree Lane, 183, 183a, 185 (odds)
69. **Southview Parade, New Road, Rainham** : Southview Parade, 1-6 (all nos.)
70. **Upminster Road South** : 107-119 (odds), 76-84 (evens)
71. **Wennington Road, Rainham** : Wennington Road, 113-139B (odds)
72. **Crown Parade, Upminster Road South** : Upminster Road South 193, 215-223 (odds), 188-200 (evens); Crown Parade, 1-8 (all numbers)
73. **Wennington Road, Rainham** : Wennington Road, 194-198 (evens)

Note: The list is based on the list in the Submission Local Plan (2018) and information in the Town Centre Position Statement document. The former Local Centres at Briar Road, Harold Hill and Roman Close, South Hornchurch no longer exist and are not included.