

Report - Part B

1. Sustainability Impact Appraisal

1.1 Equalities/Diversity implications

The Local Development Framework Core Strategy has been subject to a full Equality Impact Assessment and statutory consultation. In addition, the CIL rate can only be set on the basis of economic viability across the borough, it cannot take into account policy considerations. It is not a policy document. Therefore an Equalities Impact Assessment is not required.

1.2 Protecting Children

1.2.1 Not applicable

1.3 Human Rights

1.3.1 Not applicable

1.4 Climate Change implications and the effect on the Carbon footprint

1.4.1 The consultants have built into the viability model the Code for Sustainable Homes Code Level 4 for all new dwellings, and have demonstrated that these standards can be achieved with the proposed level of CIL. The adopted Core Strategy already requires major developments (of 10 or more dwellings) to comply with these standards, but the viability assessment supports emerging policy which could apply to all new homes. This will have a positive impact on the borough's carbon footprint.

1.5 Crime and Disorder

1.5.1 Not applicable

1.6 Economic Impact

1.6.1 Overall the CIL is expected to have a positive economic impact by helping to fund infrastructure required to support new development. Community Infrastructure Levy will be collected in addition to section 106 agreements to mitigate on site impacts of development, and affordable housing provision. The viability assessment found that the proposed rate will not hinder development in the borough. The amount of monies collected through CIL is expected to be greater than that collected through s.106 as the levy will also apply to smaller developments (under

1,000 sqm or less than 10 dwellings) that would not normally be subject to s.106 legal agreements.

Consultation

- 5.1 The Preliminary Draft Charging Schedule will be subject to a six week statutory public consultation period. It is proposed to hold a stakeholder meeting for developers and agents towards the start of this period. The documents will be available to view on the Council's website.

Appendix 1: Newham Preliminary Draft Charging Schedule

Proposed rates

Use Class	Zone 1* E15 (exclusive of LLDC area) E16 and E3 (part)	Zone 2* E6, E7, E12, IG11 (part)
Residential (Class C3)	£80	£40
Retail (Class A)	£30	£30
Office (Class B1a)	£0	£0
Hotel (Class C1)	£120	£120
Industrial (Class B1b&c, B2 and B8)	£0	£0
Student Accommodation (Class C2)	£130	£130

* Please refer to Charging Zones map (overleaf).

When will the CIL apply?

These rates will apply to any new build – that is a new building or an extension – if it has at least 100m² of gross internal floorspace or involves the creation of one dwelling even when that is below 100m².

CIL will be charged for the net additional floor area, that is, after the area of demolished buildings has been deducted.

What about the Mayor of London Crossrail CIL?

These rates are exclusive of the Mayor of London Crossrail CIL which is to be collected by LBN on his behalf. The rate in Newham is £20 per sqm.

Exemptions

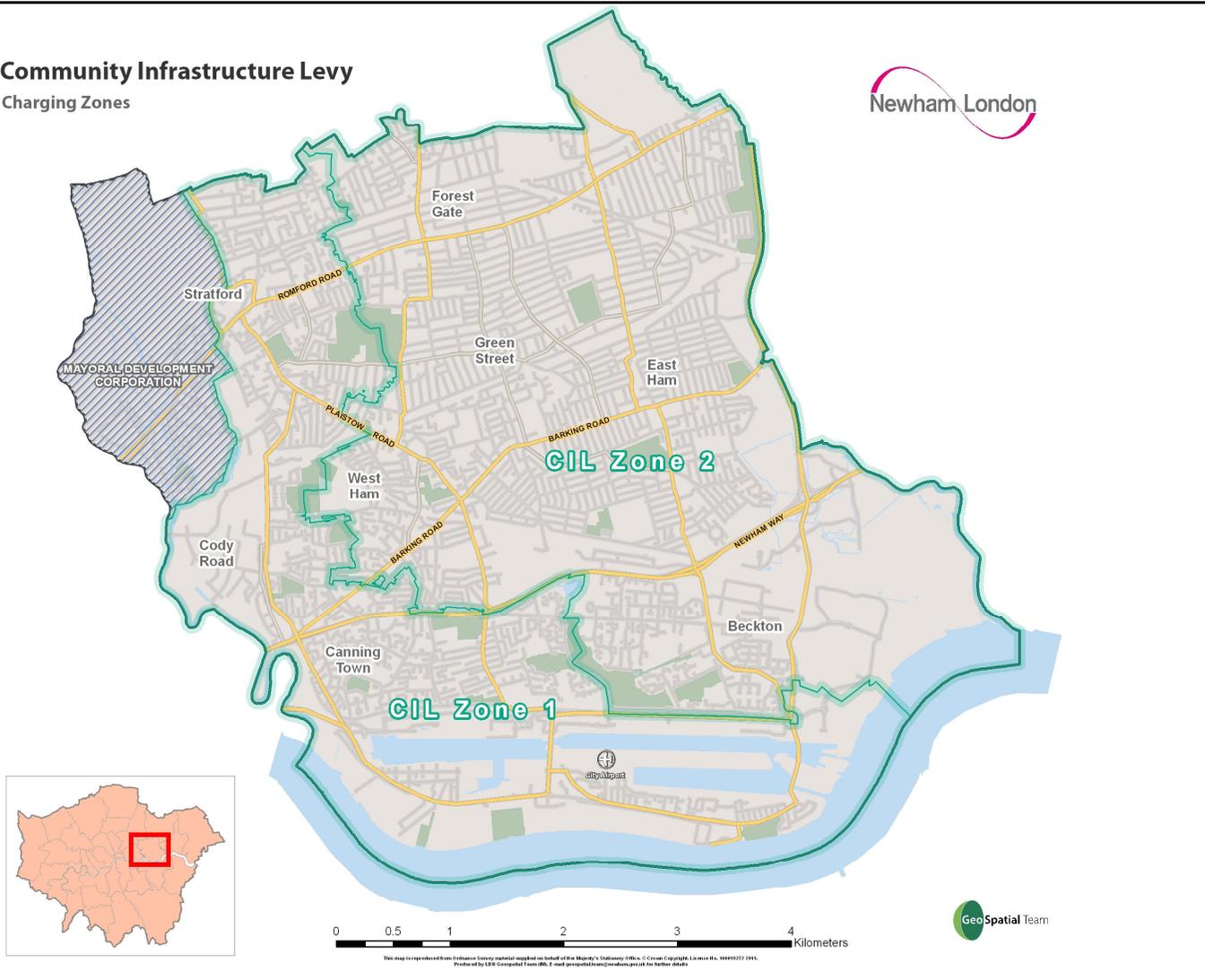
Development of *less than 100m²* gross internal floorspace will not be liable to pay CIL, *unless it is a new dwelling*.

The CIL Regulations provide 100% relief from the levy on those parts of a chargeable development which are to be used as *social housing*.

A charity landowner will benefit from full relief from their portion of the liability where the chargeable development will be used wholly, or mainly, *for charitable purposes*.

Health and Education uses are exempt from the CIL charge.

Community Infrastructure Levy Charging Zones



0 0.5 1 2 3 4 Kilometers
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Appendix 2: Newham Community Infrastructure Viability Assessment (June 2012)

See separate attachment