

Draft S106 Heads of Terms, Community Infrastructure Levy

Community Infrastructure Levy

1. Camden CIL

Fairview will make the necessary CIL payment required on the basis of LBC's published charging schedule, based on the current chargeable rate of £250/m²

2. Mayor's CIL

In line with the Mayoral CIL which took effect on 1 April 2012, Fairview will to pay a financial contribution, based on the current chargeable rate of £50/m² (linked to BCIS index) towards the provision of Crossrail.

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3. Affordable Housing provision

See attached Affordable Housing Statement.

4. Local employment/Training contribution

Where loss of employment use will result in the loss of jobs, CPG8 requires a contribution towards training and employment measures. Fairview agrees to contribute towards such measures, based on the formula in CPG8.

5. Public Open Space Contribution

Fairview agree to pay a contribution towards Public Open Space in line with LBC Amenity CPG6.

5. Non-financial heads of terms or conditions

Fairview is willing to negotiation commitments under the following headings:

- Preparation and compliance with Demolition and Construction Management Plan
- Preparation and compliance with Travel Plan
- Implementation of Energy Strategy
- Implementation of Sustainability Strategy
- Maintaining the development as car-free
- Commitment to working with Camden to optimise, where possible, local employment and training opportunities.
- Commitment to LBC's Local Procurement Code

The NPPF states that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Many of the above can be enforced via condition, and we would seek to negotiate with LBC on this basis. They are included above for completeness.

6. Processing charge

Fairview agrees to pay the processing charge based on the CPG8 formula.