

# London Borough of Croydon

## Community Infrastructure Levy Draft Charging Schedule

Post Hearing Update

**MARCH 2026**

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## Community Infrastructure Levy

### Draft Charging Schedule

**March 2026**

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#### Post-Hearing Update

A public hearing to examine the Croydon CIL Draft Charging Schedule was held on Thursday, 26 February 2026. During the hearing, the appointed Examiner, Mr Derek Stebbing, requested that the Council update its proposed CIL Draft Charging Schedule to incorporate the modifications put forward in the Statement of Common Ground with Prologis and the London Borough of Croydon ([ED-04](#)). Modifications are indicated in **bold red text**.

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#### The Charging Authority

The Charging Authority is the London Borough of Croydon

#### Date of Approval

This Charging Schedule was approved by the Council on [        ].

#### Date of Schedule taking effect

This Charging Schedule will come into effect on [        ].

The Scope of Community Infrastructure Levy (CIL) CIL will be chargeable on the net additional floorspace (gross internal area) of all new development apart from that exempt under Part 2 and Part 6 of the Community Infrastructure Levy Regulations 2010 (as amended).

Exemptions from the charge are: -

- Buildings or extensions to buildings less than 100 square metres other than where the development will comprise one or more dwelling
- Buildings into which people do not normally go or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Buildings developed by charities used for a charitable purpose

## CIL Rates

The rate at which CIL will be charged will be:

1. Within **the Croydon Metropolitan Centre** as shown on the CIL Zones Map **2026** (see Appendix 1):

<b>Development type</b>	<b>Adopted rate per m<sup>2</sup> in April 2013 Charging Schedule</b>	<b>Indexed rate per m<sup>2</sup> for 2026</b>	<b>New rate per m<sup>2</sup></b>
Residential (C3) schemes of 10 or more units	Nil	Nil	£225
Residential (C3) schemes of 9 or fewer units	Nil	Nil	£300
Student housing	Nil	Nil	£225
Industrial and warehousing	£120	<b>£ 209.61</b>	<b>£ 209.61</b> (no change)
Business (class E (g) (i) and (ii))	£120	<b>£ 209.61</b>	<b>£ 209.61</b> (no change)
C2 care homes and care schemes (including nursing homes)	Nil	Nil	<b>£ 209.61</b>
Institutions (F1)	Nil	Nil	Nil (no change)
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Nil	Nil	Nil (no change)
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Nil	Nil	Nil (no change)
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Nil	Nil	Nil (no change)
All other uses	£120	<b>£ 209.61</b>	<b>£ 209.61</b> (no change)

2. Within the area designated **the Rest of the Borough** on the CIL zones map **2026** (see Appendix 1):

<b>Development type</b>	<b>Adopted rate per m<sup>2</sup> in April 2013 Charging Schedule</b>	<b>Indexed rate per m<sup>2</sup> for 2026</b>	<b>New rate per m<sup>2</sup></b>
Residential (C3) schemes of 10 or more units	£120	<b>£ 209.61</b>	£225
Residential (C3) schemes of 9 or fewer units	£120	<b>£ 209.61</b>	£300
Student housing	Nil	Nil	£225
Industrial and warehousing*	Nil	Nil	<b>£35</b>
Business (class E (g) (i) and (ii))	Nil	Nil	£50
C2 care homes and care schemes (including nursing homes)	Nil	Nil	<b>£ 209.61</b>
Institutions (F1)	Nil	Nil	Nil (no change)
Places of worship, clinics /health centres, crèches/ day nurseries, day centres, consulting rooms, museums public halls, libraries, art galleries/ exhibition halls	Nil	Nil	Nil (no change)
Development used wholly or mainly for the provision of publicly funded medical or health services including hospitals except the use of premises attached to the residence of the consultant or practitioner	Nil	Nil	Nil (no change)
Development used mainly or wholly for the provision of education as a school or a college under the Education Acts or as an institution of higher education	Nil	Nil	Nil (no change)
All other uses	£120	<b>£ 209.61</b>	<b>£ 209.61</b> (no change)
<b>*Excluding floorspace comprising enclosed access roads, ramps and service yards areas within multi-storey industrial development (i.e. areas which would be considered outside the Gross Internal Area (GIA) in comparable single-storey industrial developments.)</b>			

As per Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended), the Council is designated as the collecting authority for the Mayor of London in Croydon.

## **Calculation of the CIL Charge**

CIL will be calculated on the basis set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

In setting the levy rates, the Council has struck an appropriate balance between:

- (a) The desirability of funding from CIL - in whole or in part – the cost of infrastructure required to support the development of the area, taking into account other actual and expected sources of funding, and
- (b) The potential effects, taken as a whole, the impact of CIL on the economic viability of development across the borough.

## Appendix 1 – CIL zones map

# Croydon Council Community Infrastructure Levy Charging Zones Map Draft Charging Schedule 2025

