

Hounslow Local Plan Examination Session 14 – 19 March 2015 Community Infrastructure Levy

Question 3 – Chargeable Floorspace – Car Parking

1. It is not clear from the Council's response what rate they propose to apply to "ancillary car parking".
2. It would be helpful to have clarity for developers.
3. Many authorities have made it clear in their charging schedules that car parking associated with commercial development is "zero rated".
4. Developers are being encouraged to develop smaller sites compromising formats and providing costly design solutions incorporating elements such as undercroft or decked car parking.
5. A rate is not applied to surface level car parking, it is therefore illogical to require payment if the car parking happens to be enclosed within or enclosed under a building.
6. There is no viability evidence assessing schemes incorporating such facilities.
7. Indeed planning guidance encourages the best use of sites. It is costly and often difficult to develop compromised sites. Charging an additional charge for ancillary facilities would further risk viability of a number of schemes.
8. If the authority is proposing that "ancillary enclosed car parking" should be charged at the "all other uses" rate i.e. £20 per sqm, it is prohibitive. Applying the same rate to ancillary car parking as you would to business and other forms of commercial development is illogical and unjustified.
9. No valuation would apply the same value per sqm to ancillary car parking facilities as they would do various forms of commercial development itself.
10. It is not considered that £20 per sqm is "a nominal rate" if this is the rate proposed?
11. We would request that there is clarification that all ancillary commercial i.e. "non-residential" car parking is zero rated.