



CANARY WHARF  
GROUP PLC

NQ.PA.02

# North Quay Community Infrastructure Levy Additional Information Form

Quod  
July 2020

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## Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales:

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

**Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:**

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [here](#) for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Description of development:

## 2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes  No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

## 3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

## 4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes  No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

## 5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes  No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes  No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from:

c) Do you wish to claim a self build exemption for a whole new home?

Yes  No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

d) Do you wish to claim an exemption for a residential annex or extension?

Yes  No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from:

## 6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes  No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes  No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area: **PLEASE REFER TO SCHEDULE 1. THIS IS AN OUTLINE PLANNING APPLICATION. FINAL GIA INFORMATION WILL BE PROVIDED AT RESERVED MATTERS APPLICATION STAGE**

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		<input type="text"/>		<input type="text"/>			

### 7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes  No

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes  No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

Date (DD/MM/YYYY). Date cannot be pre-application:

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

### For local authority use only

Application reference:



**PART A: CIL INFORMATION**

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the information requested in this form.

**1. Application Details**

Applicant or Agent Name:

Canary Wharf (North Quay) Ltd

Planning Portal Reference:

PP-08411417

Local Authority planning application number:

Site Address:

North Quay, Aspen Way, London, E14

Description of Development:

Application for outline planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising: • Demolition of existing buildings and structures; • Erection of buildings and construction of basements; • The following uses: Business floorspace(B1); Hotel/ Serviced Apartments (C1); Residential (C3);Co-Living (C4/Sui Generis); Student Housing(Sui Generis); Retail (A1-A5); Community and Leisure (D1 and D2); Other Sui Generis Uses; • Associated infrastructure, including a new deck over part of the existing dock; • Creation of streets,open spaces,hard and soft landscaping and public realm; •Creation of new vehicular accesses and associated works to Aspen Way,Upper Bank Street,Hertsmere Road and underneath Delta Junction; • Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);•Car, motorcycle,bicycle parking spaces, servicing; • Utilities including energy centres and electricity substation(s); and • Other minor works incidental to the proposed development

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

No

If yes, please enter the application number:

If yes, then please go to Question 3. If no, please continue to Question 2.

**2. Liability for CIL**

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq. m or above?

Yes

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes

c) None of the above

No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to section **9. Declaration** at the end of the form.

**3. Applications for Amendments to an Existing Planning Permission (Section 73 and Section 96a Applications)**

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq. m?



b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to section **9. Declaration** at the end of the form.

#### 4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

If you answered yes to a) or b), please also complete CIL Form 2 - '**Claiming Exemption or Relief**' available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

**This will be provided before the commencement of any development which is eligible for Social Housing Relief**

c) Do you wish to claim a self build exemption for a whole new home?

If you have answered yes to c) please also complete a CIL form SB1-1 - '**Self Build Exemption Claim Form: Part 1**' available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

d) Do you wish to claim a self build exemption for a residential annex or extension?

If you have answered yes to d) please also complete CIL Form '**Self Build Annex or Extension Claim Form**' available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

#### 5. Application for Amendment to an Existing Permission (Section 73 and Section 96a Applications)

a) Does this application relate to an amendment in floorspace?

If yes, please provide floorspace details below of any change in floorspace proposed in the amendment application. Please also provide the floorspace information for the whole development (both the original planning application and amendment combined) in Section 7. If no, please proceed to section 6 below.

Use Class / Type of Use		Uplift or Reduction in Total Gross Internal Area (GIA) Sq. M Proposed (Including change of use) (G)	Uplift or Reduction in Total Gross Internal Area (GIA) Sq. M to be demolished (E)	Uplift or Reduction in Existing Floorspace Retained (GIA) Sq. M in the New Development (Kr)	Total Uplift or Reduction in Net Gross Internal Area (GIA) Sq. M Proposed (Including change of use)
A1	Retail (except Convenience supermarkets, superstores and retail warehousing)				-
	Convenience supermarkets, superstores and retail warehousing				-
A2	Financial and Professional Services				-
A3	Restaurants and Cafés				-
A4	Drinking Establishments				-
A5	Hot Food Takeaways				-
B1 (a)	Office (other than A2)				-
B1 (b)	Research and development				-
B1 (c)	Light industrial				-
B2	General industrial				-
B8	Storage or distribution				-
C1	Hotels				-
	Halls of Residence, Student Housing				-
C2	Residential institutions				-
C3	Market Housing				-
	Social Rented Housing				-
	Intermediate Housing				-
	Affordable Rent Housing				-

	Communal Areas - All Tenures (ICS Guidance)				-
D1	Schools				-
	Colleges				-
	Other non-residential institutions				-
D2	Assembly and leisure				-
Other (Please Specify)					-
<b>Total</b>		-	-	-	-

b) Please provide, in the cell below, the application number for the original application to which the amendment relates: -

### 6. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in Tower Hamlets (i.e. before the 1st April 2015)?

If yes, please enter the application number:

If you answered yes, please go to section 9. **Declaration** at the end of the form.

If you answered no, please continue to complete the form

### 7. Proposed New and Existing Floorspace

a) Does the application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

If yes, please complete the table in section 6d) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

If yes, please complete the table in section 6d) below, using the information provided for Question 18 on your planning application form. Please also provide information relating to existing buildings on the site.

c) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

d) Proposed Development: Floorspace Information

Please complete the following table and include: -

1. The total Gross Internal Area of the proposed development, attributing the floorspace to the uses set out in the table.

2. The total Gross Internal Area of the buildings that are to be demolished on site in order to accommodate the new development, attributing the floorspace to the uses set out in the table.

Please only include all or parts of a building where it has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included in the table below, but should be included in the table under section 7.

3. The total Gross Internal Area of any existing floorspace to be retained in the new development, attributing the floorspace to the uses set out in the table. **PLEASE REFER TO SCHEDULE 1. THIS IS AN OUTLINE PLANNING APPLICATION. FINAL GIA INFORMATION WILL BE PROVIDED AT RESERVED MATTERS APPLICATION STAGE**

#### Development Information (sq. m)

Use Class / Type of Use		Total Gross Internal Area (GIA) Sq. M Proposed (Including change of use) (G)	Total Gross Internal Area (GIA) Sq. M of existing floorspace to be demolished (E)	Existing Floorspace Retained Gross Internal Area (GIA) Sq. M in the New Development (Kr)	Net Gross Internal Area (GIA) Sq. M Proposed (Including change of use)
A1	Retail (except Convenience supermarkets, superstores and retail warehousing)				-
	Convenience supermarkets, superstores and retail warehousing				-

A2	Financial and Professional Services				-
A3	Restaurants and Cafés				-
A4	Drinking Establishments				-
A5	Hot Food Takeaways				-
B1 (a)	Office (other than A2)				-
B1 (b)	Research and development				-
B1 (c)	Light industrial				-
B2	General industrial				-
B8	Storage or distribution				-
C1	Hotels				-
	Halls of Residence, Student Housing				-
C2	Residential institutions				-
C3	Market Housing				-
	Social Rented Housing				-
	Intermediate Housing				-
	Affordable Rent Housing				-
	Communal Areas - All Tenures (ICS Guidance)				-
D1	Schools				-
	Colleges				-
	Other non-residential institutions				-
D2	Assembly and leisure				-
Other (Please Specify)					-
Total		-	-	-	-

**8. Existing buildings into which people do not usually go and mezzanine construction**

a) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?** If yes, please complete the following table:

Brief description of existing building to be retained or demolished.	Total Gross Internal Area (GIA) (sq. m) to be retained	Proposed use of retained floorspace	Total Gross Internal Area (GIA) (sq. m) to be demolished
<b>Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission</b>	0		0

b) If your building involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

c) If Yes, how much of the gross internal area proposed will be created by the mezzanine floor (sq. m)?

Use	Mezzanine floorspace (sq. m GIA)

**9. Declaration: CIL Information**

I/We confirm that the details given are correct

Name:

Quod

Date (DD/MM/YYYY). Date cannot be pre-application:

Jul-20

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For Local Authority Use Only

App No.

**Schedule 1****Table 1 – Total Floorspace**

The Outline Planning Application seeks planning permission for a maximum GIA of 355,000 sqm of floorspace across the Site:

<b>Total Floorspace</b>	355,000 sqm GIA
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**Table 2 - Land Uses**

Planning permission for the following land use ranges is sought.

<b>Land Use</b>	<b>Minimum Floorspace (GIA)</b>		<b>Maximum Floorspace (GIA)</b>
<b>Ground and above</b>			
Retail (A1-A5)	Total 10,000 sqm	A1 – A5 5,000 sqm	20,000 sqm
Community (D1)			20,000 sqm
Leisure (D2)			20,000 sqm
Business (B1)	150,000 sqm		240,000 sqm
Hotel/Serviced Apartments (C1)	0 sqm		150,000 sqm
Residential (C3)	0 sqm		150,000 sqm
Co-Living (C4 / Sui Generis)	0 sqm		150,000 sqm
Student Housing (Sui Generis)	0 sqm		150,000 sqm
Sui Generis Uses (refer to Table 3)	0 sqm		25,000 sqm
Ancillary floorspace comprising Business, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations etc.	0 sqm		No maximum
<b>Below Ground</b>			
Retail (A1-A5)	0 sqm		5,000 sqm
Business (B1)	0 sqm		20,000 sqm
Community (D1)	0 sqm		5,000 sqm
Leisure (D2)	0 sqm		10,000 sqm
Ancillary floorspace comprising Business, Residential, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations, development infrastructure required to support the development etc.	0 sqm		No maximum

**Table 3 - Other Permitted Sui Generis Uses**

<b>Ground &amp; Above and Below Ground</b>	
Sui Generis	Conference Centres, Casinos, Private Members Clubs, Nightclubs, Theatres, Launderettes (unless otherwise agreed with the Local Planning Authority)

*Note: Total maximum casino floorspace = 6,000sqm (GIA)*