Community Infrastructure Levy Draft Charging Schedule

LOCAL DEVELOPMENT FRAMEWORK
ROYAL BOROUGH OF KINGSTON UPON THAMES

Submission version | June 2015
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1 Introduction

1.1 The Draft Charging Schedule submission version has been approved for publication by the Council’s Infrastructure, Projects and Contracts Committee. It is published in accordance with Part 11 of the Planning Act 2008 (as amended), and the Community Infrastructure Levy Regulations 2010 (as amended).

What is CIL?

1.2 The Planning Act 2008 (as amended) and CIL Regulations 2010 (as amended) allow local authorities in England and Wales to raise funding for infrastructure from new building projects in their area. The Government considers that almost all development has some impact on the need for infrastructure, services and amenities - or benefits from it – so development should pay a share of the cost.

1.3 The Government considers that this tariff-based approach provides the best framework to fund new infrastructure to unlock land for growth and will be fairer, faster and more transparent than the system of securing infrastructure contributions through planning obligations in Section 106 agreements.

1.4 The rates within the schedule were informed by an economic viability assessment and consultation with both the general public and the development industry. The Schedule will also be subject to examination by an independent inspector from the Planning Inspectorate.

Statement of Statutory Compliance

1.5 For the purpose of Part 11 of the Planning Act 2008, the Royal Borough of Kingston upon Thames Council is both a Charging Authority and Collecting Authority for its administrative area.

1.6 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 estimated cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding, and;

b. The potential effects, taken as a whole, of the imposition of CIL on the economic viability of development across its area.

1.7 This Charging Schedule was approved by the Council on (date to be inserted following examination)

1.8 This Charging Schedule will come into effect on (date to be inserted following examination)
2 CIL Rates

2.1 A Borough-wide Viability Study, undertaken by BNP Paribas, informs the CIL rates proposed by the Council. CIL will be levied in £s per sqm on gross internal net additional increase in floorspace for qualifying development in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

2.2 The proposed CIL charge rates are set out in the following table.

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Proposed CIL rate (£/sqm)</th>
<th>Zone 1</th>
<th>Zone 2</th>
<th>Zone 3</th>
<th>Zone 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td>£210</td>
<td>£130</td>
<td>£85</td>
<td>£50</td>
</tr>
<tr>
<td>Care Homes &amp; Retirement housing</td>
<td></td>
<td>£50</td>
<td>£20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extra Care housing</td>
<td></td>
<td>£20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Housing</td>
<td></td>
<td>£220</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail-Convenience based supermarkets and superstores(^1) and retail warehousing (net retail space &gt;280sqm)(^2)</td>
<td></td>
<td></td>
<td></td>
<td>£200</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Proposed CIL rate (£/sqm)</th>
<th>Kingston Town Centre - Primary Shopping Area</th>
<th>Rest of Borough</th>
</tr>
</thead>
<tbody>
<tr>
<td>All other Retail (A1-5)</td>
<td></td>
<td>£200</td>
<td>£20</td>
</tr>
<tr>
<td>All other Uses (with the exception of those identified below)</td>
<td></td>
<td>£20</td>
<td></td>
</tr>
<tr>
<td>Public Services and Community Facilities(^3)</td>
<td></td>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

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1. **Superstores/supermarkets** are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

2. **Retail warehouses** are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

3. **Public Service and Community Facilities**: Public service includes development by the emergency services for operational purposes; development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education; and development used wholly or mainly for the provision of any medical or health services, community halls, community arts centres, theatres, museums and libraries where development is for the purposes of delivering a public service or community facility.
3 Calculation of the CIL charge

3.1 CIL will be calculated as set out in the Community Infrastructure Levy regulations (2010) (as amended). This means that CIL will be calculated on the total net additional floor space created (measured as gross internal area). The CIL rates will be tied to the Royal Institute of Chartered Surveyors (RICS) Building Costs Information Service (BCIS) All-in Tender Price Index and the rate of CIL charged will therefore alter depending on the year planning permission for the chargeable development commences.

The Mayoral CIL

3.2 Development in Kingston is also required to pay the Mayor of London’s CIL to contribute towards the cost of Crossrail. Mayoral CIL is payable on all developments that receive planning consent after 1 April 2012. Kingston falls within Zone 2, where a CIL of £35/sqm will be levied on all eligible development.

CIL Instalment Policy

3.3 CIL liability becomes payable in full on commencement of development unless an instalment Policy is adopted in a Charging Authority area. The Council will introduce an Instalment Policy which reflects payments made by instalment over time calculated from commencement of development.
Appendix B Primary Shopping Frontages

Map 2 Primary Shopping Frontages

Royal Borough of Kingston

Title:
Primary Shopping Area

Primary Shopping Area
Extension to Primary Shopping Area

Produced by the GIS Team, ICT Guildhall 1, Kingston upon Thames, KT1 1EU

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If you would like to discuss any aspect of this document, or Planning Policy generally, please ring the Development, Planning and Regeneration Team on 020 8547 5002, or email us at DPR@kingston.gov.uk

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