

Mr Kemmann-Lane, the Examiner for the submitted Draft Charging Schedule, makes a number of points about the content and layout of the submitted Schedule, as follows.

1. Appendix A Kingston Residential Charging Zones Map

This map in the Submission version, June 2015, does not conform to the requirements of Regulation 12

Regulation 12(2) includes the following:

- (c) where a charging authority sets differential rates in accordance with regulation 13(1)(a), a map which—
  - (i) identifies the location and boundaries of the zones,
  - (ii) is reproduced from, or based on, an Ordnance Survey map,
  - (iii) shows National Grid lines and reference numbers, and
  - (iv) includes an explanation of any symbol or notation which it uses;"

The requirement to base the map of zones on an Ordnance Survey map appears to have been met, [although the information in the box at the bottom right (which is illegible at A4) does not appear to say that it has]. However, it does not show National Grid lines and reference numbers, and at this scale it does not identify clearly the boundaries of the zones.

It also seems to Mr Kemmann-Lane that the references to 'Market Areas' are unnecessary and potentially confusing since it is only the Charging Zones that are of any significance at the stage of CIL being approved.

2. The Table of Rates

In respect of the "All other Retail" rates, the heading of the first column is "Kingston Town Centre – Primary Shopping Area" whilst Map 2 is headed "Primary Shopping Frontages" rather than "Area". It also shows by notation "Primary Shopping Area" and "Extension to Primary Shopping Area": it could be argued that the Charge only applies in the 'Primary' area and not in the 'Extension'. It is suggested that the heading in the Rates Table should be amended to read – "Kingston Town Centre – Primary Shopping Area, including Extension to Primary Shopping Area"

These comments should not be taken as any indication at this stage that the Examiner endorses the Retail Rate set out.

3. Whilst the following is really a matter for the Council in meeting the requirements of the Regulations when publishing its Charging Schedule, Mr Kemmann-Lane points out that the 'Introduction' does not meet the requirements of Regulation 12(3), which indicate that there should be something to the effect of the following (which is probably all that needs to go prior to the section on CIL Rates):

**"The Royal Borough of Kingston upon Thames Council Community Infrastructure Levy Charging Schedule**

The Charging Authority: This is the Community Infrastructure Levy (CIL) Charging Schedule for the Royal Borough of Kingston upon Thames.

The Royal Borough of Kingston upon Thames Council is a CIL Charging Authority according to Part 11 of the Planning Act 2008 (as amended).

Date of Approval: This Charging Schedule was approved on XXXXX 2015.

Date of Effect: This Charging Schedule will take effect on XXXXX 2015.

This Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended)."

4. The Council's consideration and comment on these points is requested. Please respond within 5 working days.