

Community Infrastructure Levy



LOCAL DEVELOPMENT FRAMEWORK

ROYAL BOROUGH OF KINGSTON UPON THAMES

Charging Schedule | November 2015



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1 Introduction

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

- 1.1 The Charging Authority: This is the Community Infrastructure Levy (CIL) Charging Schedule for the Royal Borough of Kingston upon Thames.
- 1.2 The Royal Borough of Kingston upon Thames Council is a CIL Charging Authority according to Part 11 of the Planning Act 2008 (as amended).
- 1.3 Date of Approval: This Charging Schedule was approved on 13 October 2015.
- 1.4 Date of Effect: This Charging Schedule will take effect on 1 November 2015.
- 1.5 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).

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.

Development Type	Proposed CIL rate (£/sqm)			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential	£210	£130	£85	£50
Care Homes & Retirement housing	£50		£20	
Extra Care housing	£20			
Student Housing	£220			
Retail-Convenience based supermarkets and superstores ⁽¹⁾ and retail warehousing (net retail space >280sqm) ⁽²⁾	£200			
	Kingston Town Centre - Primary Shopping Area, including Extension to Primary Shopping Area		Rest of Borough	
All other Retail (A1-5)	£200		£20	
All other Uses (with the exception of those identified below)	£20			
Public Services and Community Facilities ⁽³⁾	Nil			

2.3 The CIL residential market zone areas and the Primary Shopping Area, including Extension to Primary Shopping Area, are set out in Appendices A and B respectively. The residential market zones can be explored in greater detail at:

<http://www6.kingston.gov.uk/maps/MapPage.aspx?map=cil>

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

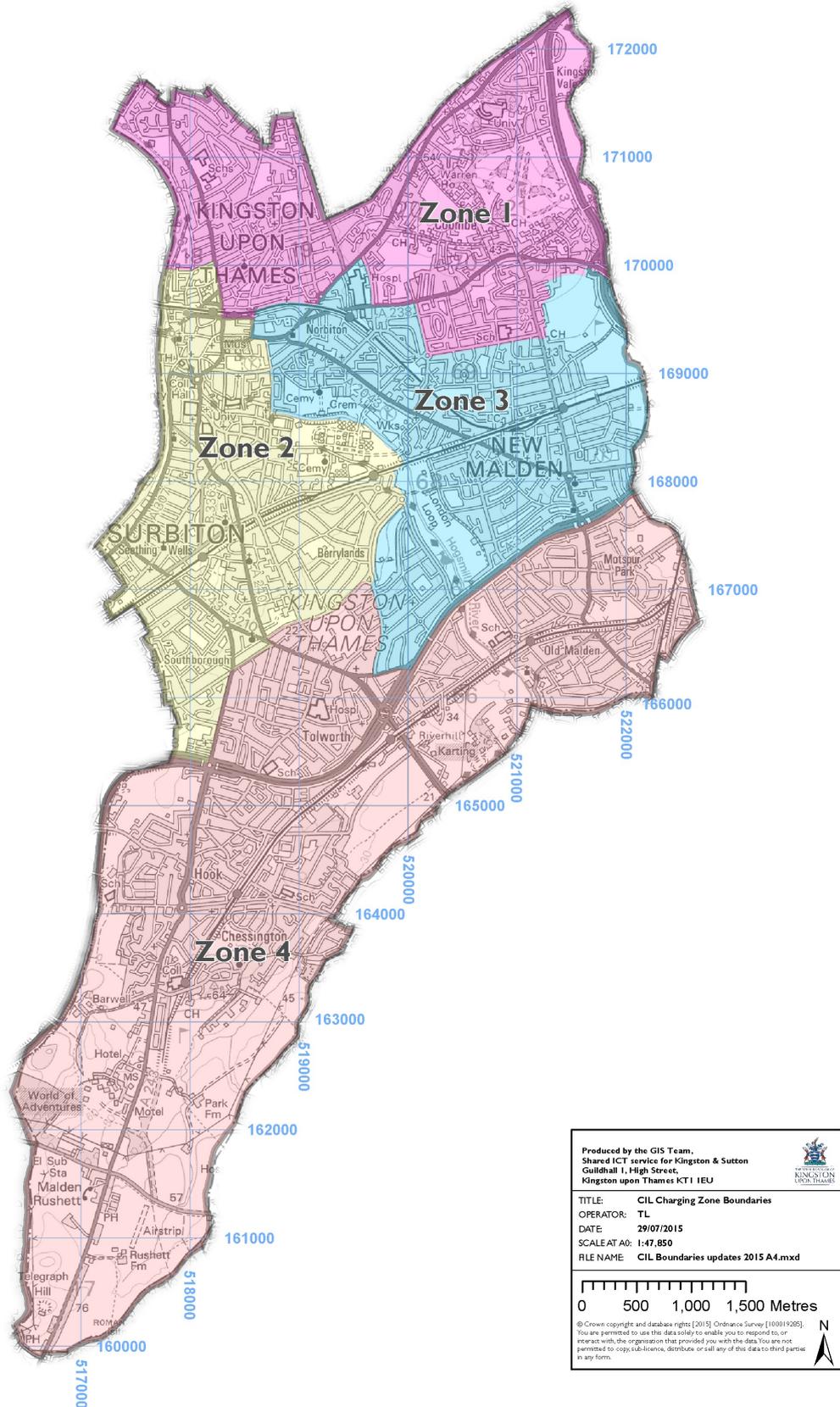
- 3.2** Development in Kingston is also required to pay the Mayor of London's CIL to contribute towards the cost of Crossrail. Mayoral CIL is payable on all developments that receive planning consent after 1 April 2012. Kingston falls within Zone 2, where a CIL of £35/sqm will be levied on all eligible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

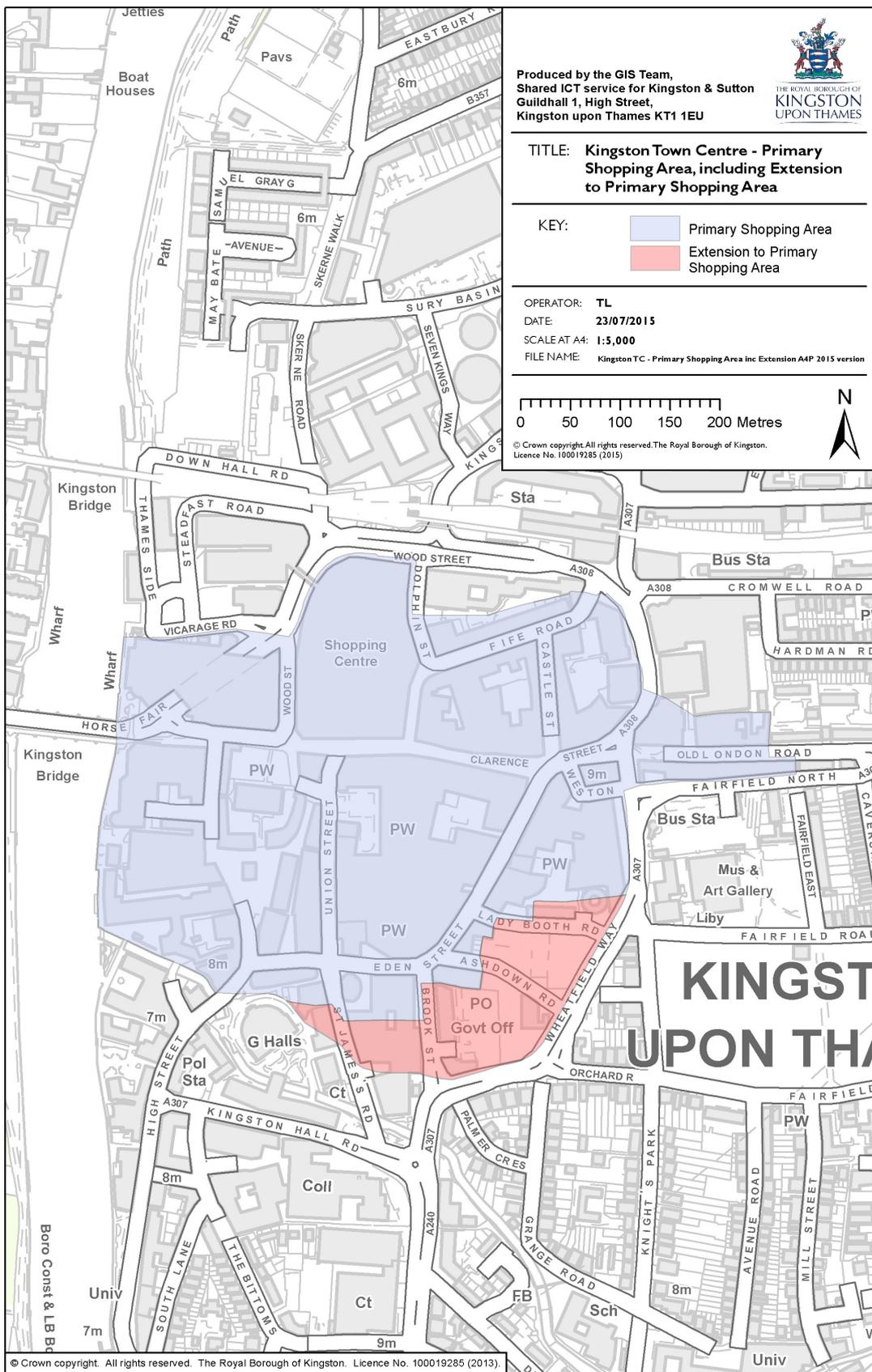
Appendix A Kingston Residential Charging Zones Map

Map 1 Kingston Residential Charging Zones Map



Appendix B Primary Shopping Area

Map 2 Primary Shopping Area



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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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