

Community Infrastructure Levy

Draft Charging Schedule September 2026

This document sets out the Royal Borough of Kingston upon Thames Council's Community Infrastructure Levy (CIL) Charging Schedule.

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Introduction

This document sets out the Royal Borough of Kingston upon Thames Council's Community Infrastructure Levy (CIL) Charging Schedule

1.1 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).

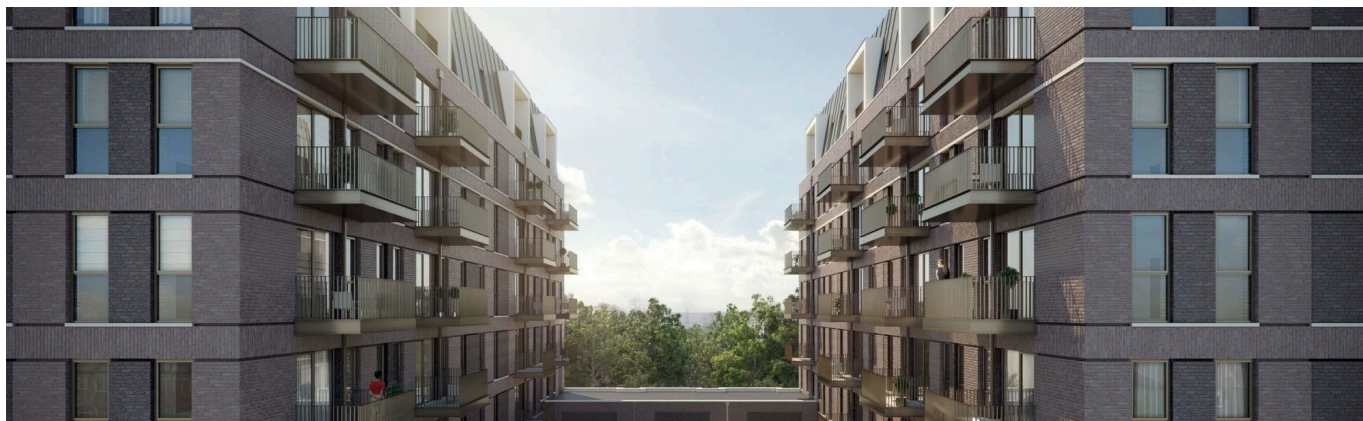
1.2 Date of Approval:

This Charging Schedule was approved on
TO BE CONFIRMED

1.3 Date of Effect:

This Charging Schedule will take effect on
TO BE CONFIRMED.

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).



Kingston CIL Rates

2.1 A Borough-wide Viability Study update, undertaken by BNP Paribas, has been conducted and has informed 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 developments in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended).

2.2 The proposed CIL charge rates are set out below.

Site Reference	Zone 1	Zone 2	Zone 3	Zone 4
Residential, including HMOs (Use Class C3, C4, specified Sui Generis))	£355	£225	£145	£85

Development Type	KTC* Primary Shopping Area	Rest of Borough
Retail, Professional and Commercial services (Use Classes E(a-c))	£80	£40
Development Type	Designated SIL & LSIS Areas	Rest of Borough
Industrial, Storage and Distribution (Class E(g)(iii), B2, B8) - subject to stated exclusions	£15	£40
Development Type	KTC* and 3 x District Centres	Rest of Borough
Office and Research & Development/R&D (Classes E(g)(i)&(ii))	£15	£40

* KTC = Kingston Town Centre

Development Type	Boroughwide Rate
Last Mile Distribution and Data Centres (B8/Sui Generis)	£100
Student Housing and Co-living developments	£310
Retail: Convenience-based supermarkets, superstores, and retail warehousing (Class E/Sui Generis) (net increase in retail GIA >280sqm)	£310
Sport & Recreation, Education, Medical and Selected Community ¹ Facilities (Classes C2a, E(d), E(e) F1, F2 and C2 - Except private care homes and supported accommodation))	£0/£nil
All other uses	£40

To qualify as a community use (with a £nil rate), the primary use of the facility must be for the community and evidence should be provided that the development/relevant floorspace has been secured for this purpose (eg via a lease, and/or a community use agreement secured by a S106)

- 2.3** Maps of the CIL residential market zones areas, KTC* Primary Shopping Area, Designated SIL & LSIS Areas and District Centres are available in the Appendices of this document. Online maps will also be provided on the Kingston Council website.
- 2.4** The Planning use classifications set out in the schedule above are intended as a guide to the CIL Classification Class, but are not determinative.
- 2.5** In cases where planning permission has been granted (or allows) for multiple use classes for an area of floorspace/GIA, CIL will be charged at the highest of these potentially applicable rates. For example, if permission has been granted for ALL E use classes for 100m² of GIA for a site in the Primary Shopping Area, CIL would be charged at the highest applicable rate of £80/m². Similarly, if permission was granted for a Research & Development OR a medical facility, CIL would be charged at the highest applicable rate of £15/m².

Calculating the CIL charge

- 3.1** The levy calculation follows the methodology prescribed within the Community Infrastructure Levy Regulations 2010 (as amended). To maintain consistency with market fluctuations, these rates are indexed against the Royal Institute of Chartered Surveyors (RICS) All-in Tender Price Index, ensuring the specific amount due reflects the indexation applicable at the time planning permission for the chargeable project is granted.

Mayoral CIL (MCIL)

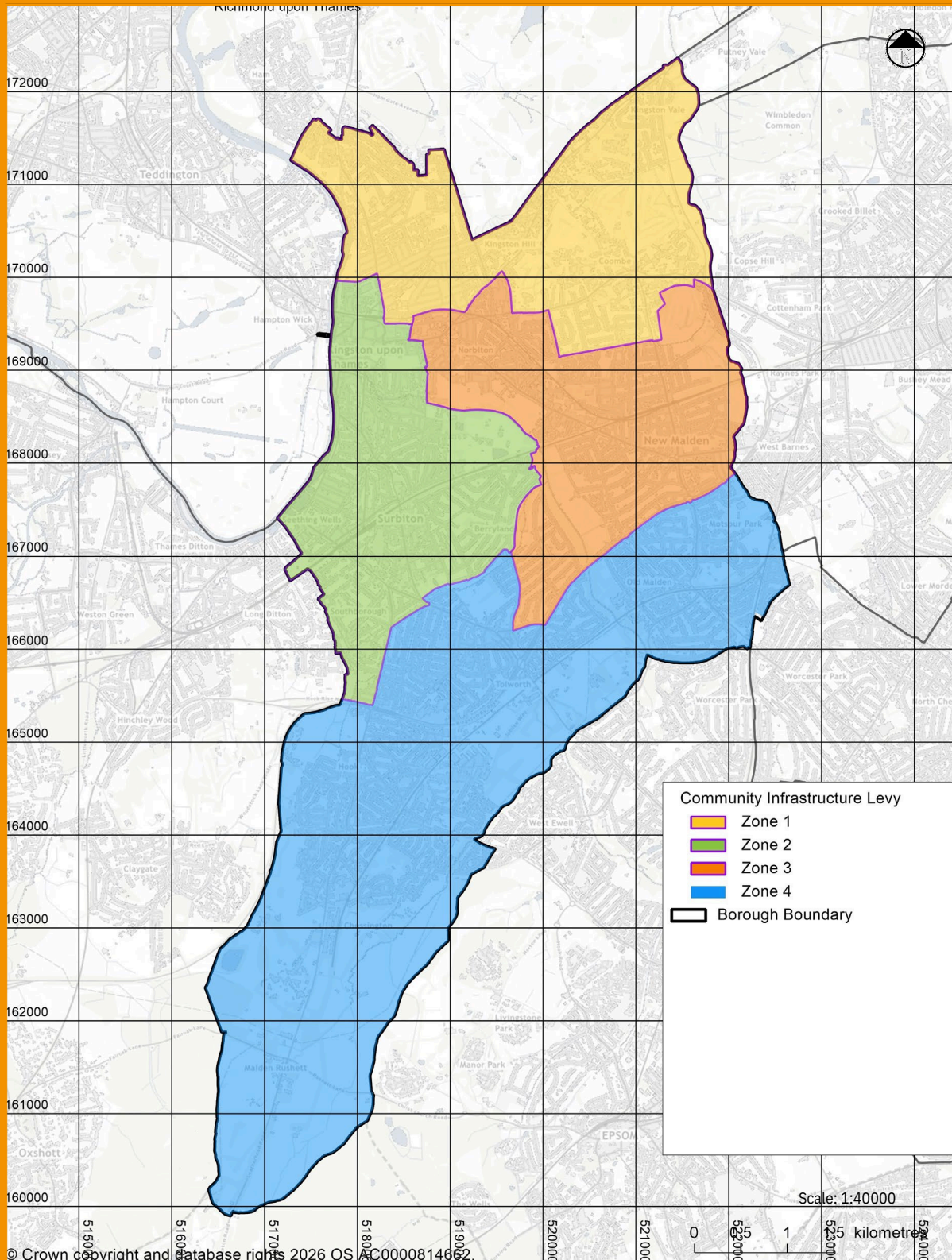
- 3.2** Development in Kingston is also required to pay the Mayor of London's CIL. Mayoral CIL is payable on all developments that receive planning consent after 1 April 2012. Currently, Kingston falls within Zone 2, and so a Mayoral CIL of £60/ sqm will be levied on all eligible development. Please note that the Mayor may also update their CIL schedule in the future.

CIL Instalment Policy

- 3.3** In line with Regulation 70 of the Community Infrastructure Levy Regulations 2010 (as amended), payment of the City and Mayoral CIL should be made in accordance with the (existing) Instalment Policy approved in November 2015. Please note that this may also be changed/updated in the future

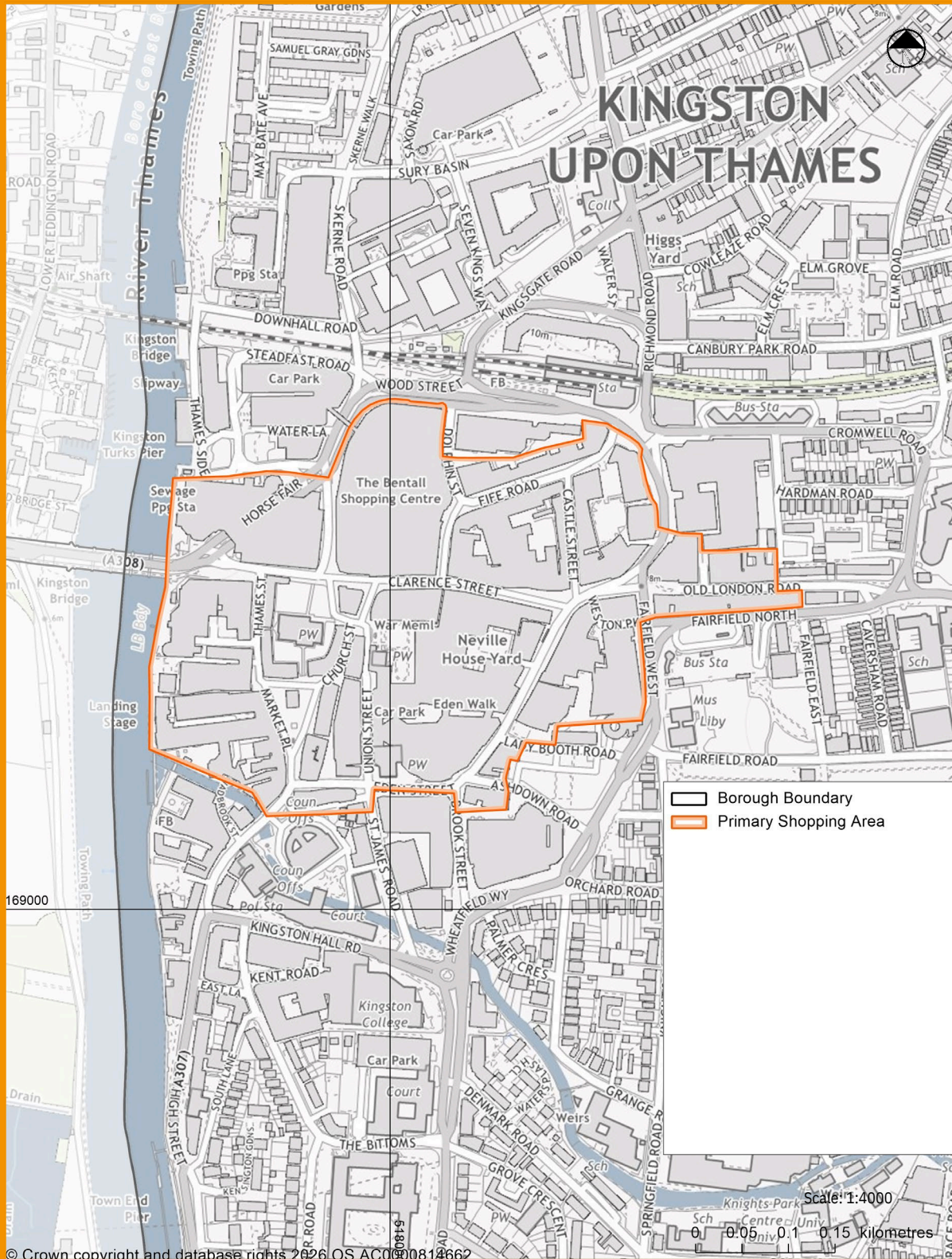
Appendices

Appendix 1 - Residential Charging Zones (1-4)



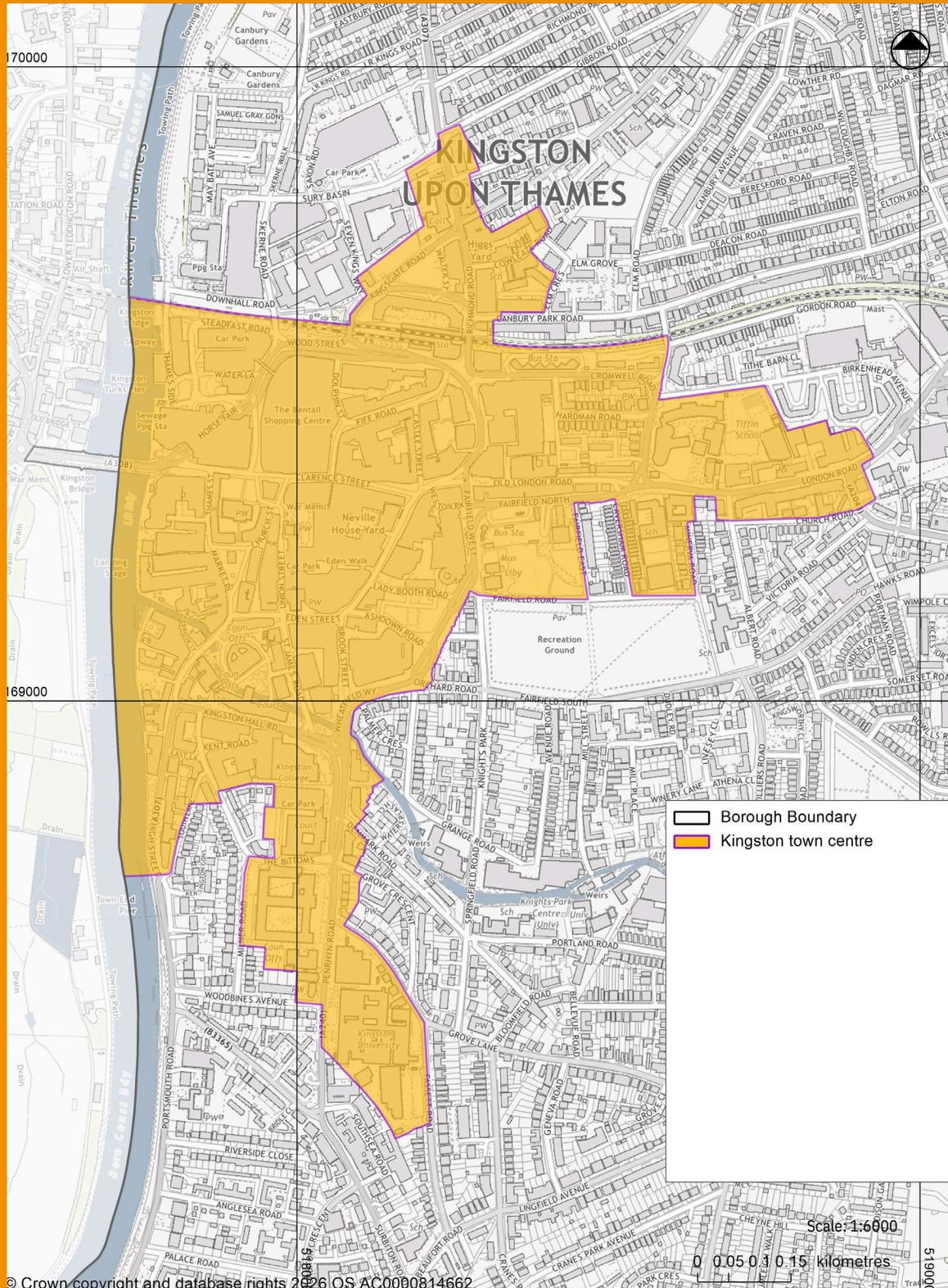
Appendices

Appendix 2 - Kingston Town Centre (Primary Shopping Area)

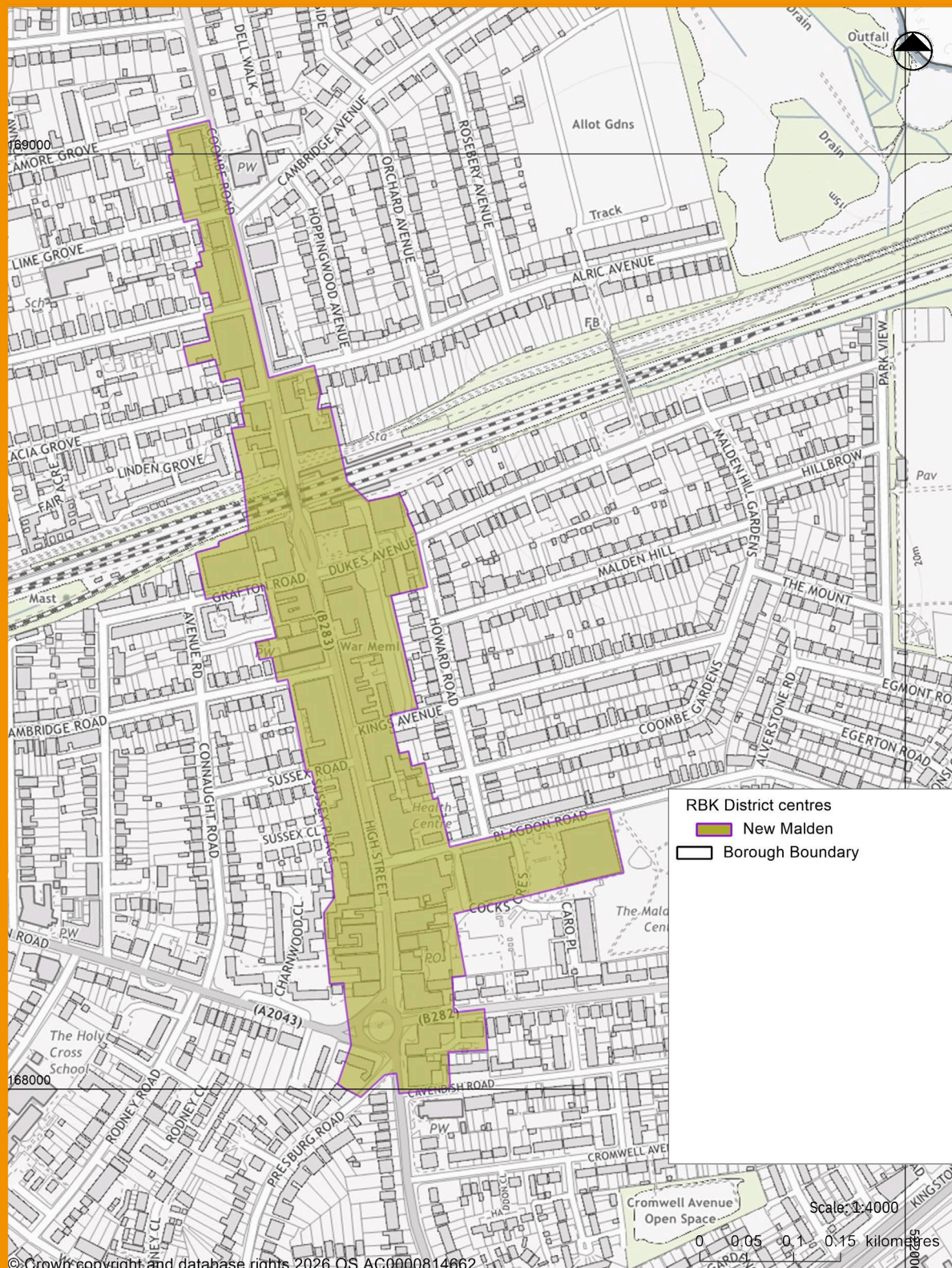


Appendices

Appendix 3a - Kingston Town (Metropolitan) Centre

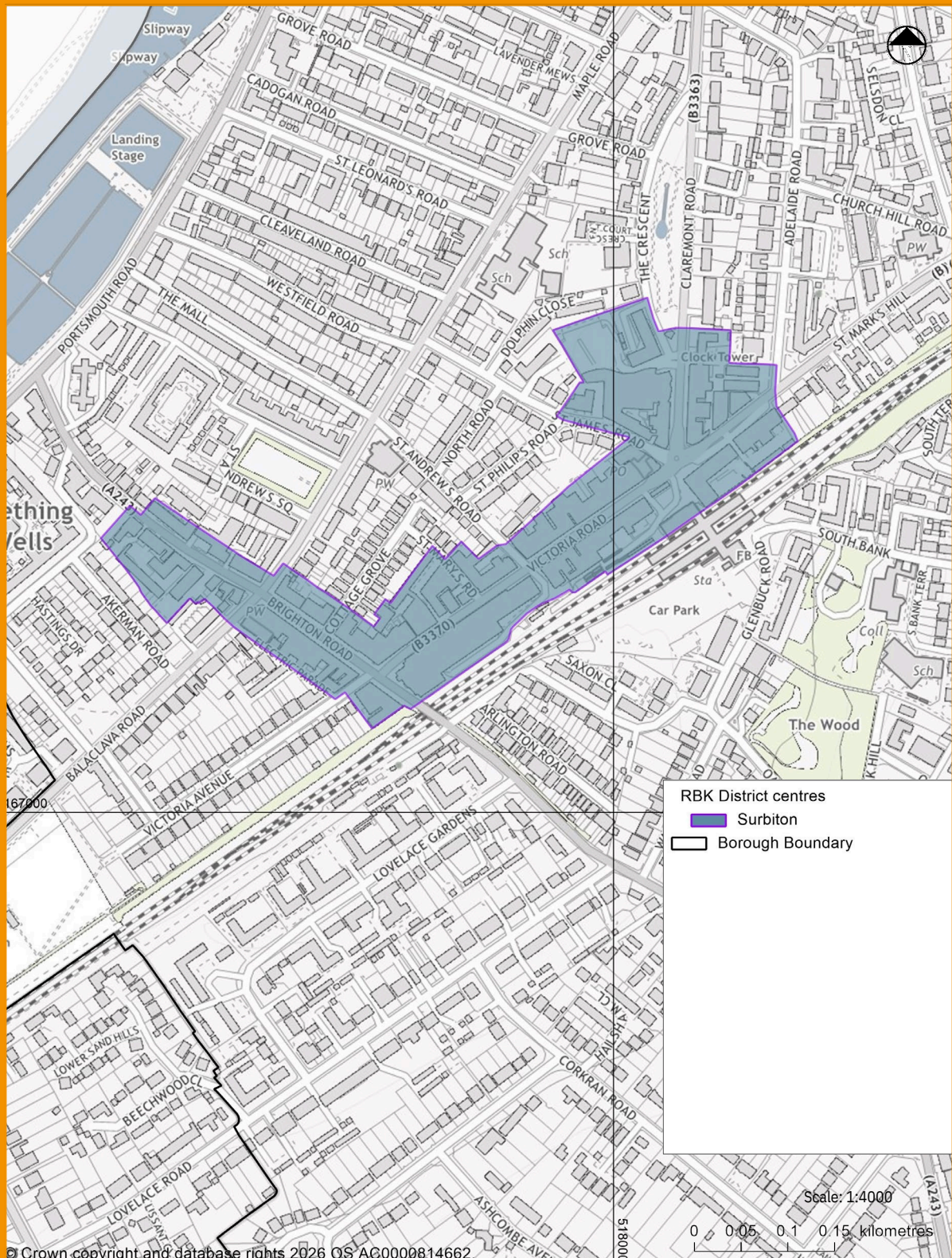


Appendix 3b - New Malden District Centre



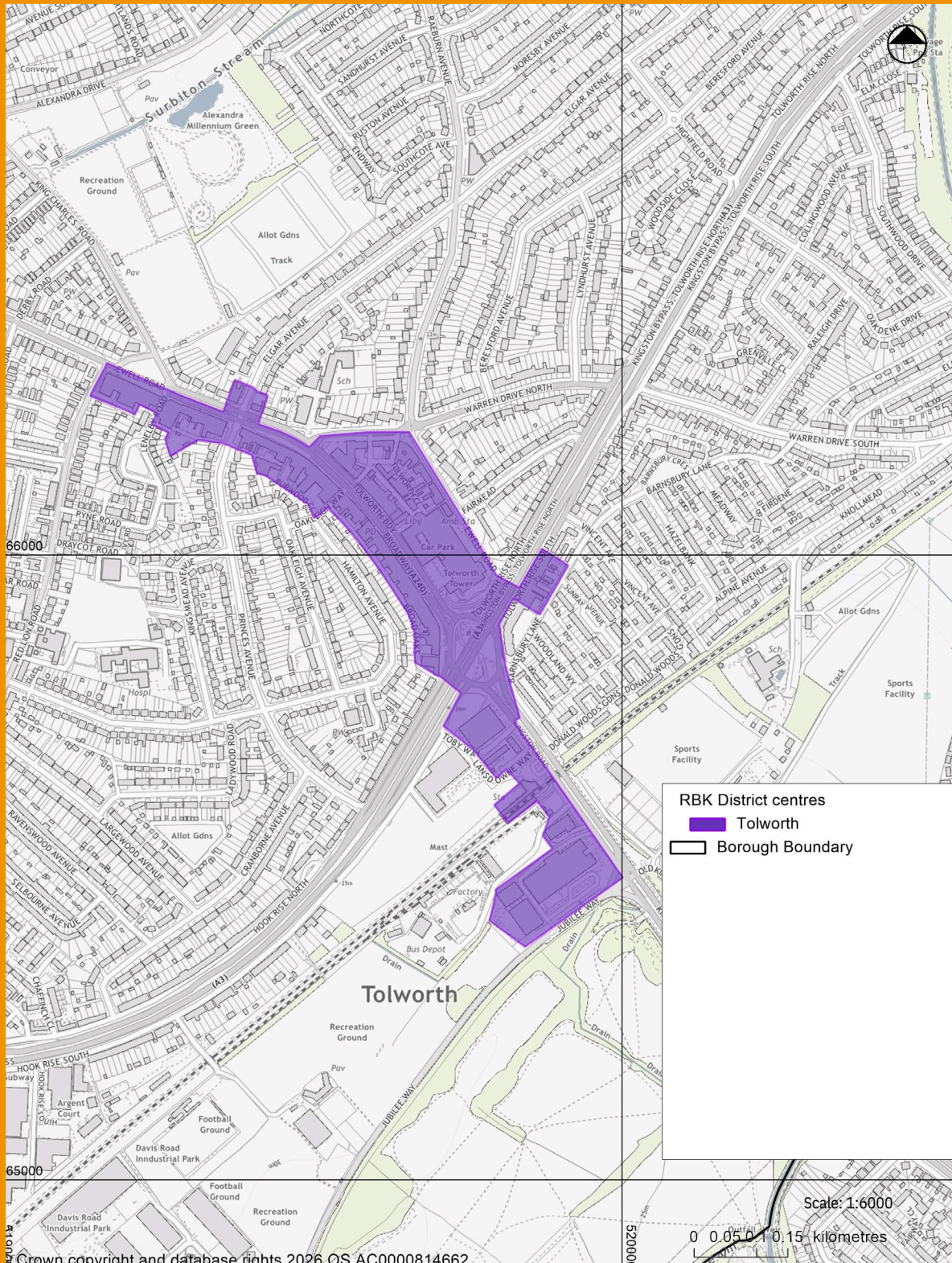
Appendices

Appendix 3c - Surbiton District Centre



Appendices

Appendix 3d - Tolworth District Centre



Appendices

Appendix 4 - Locally Significant Industrial Sites and Strategic

