

Statement of Representation Procedure: Community Infrastructure Levy Charging Schedule Review



Notice under Regulation 16 of the Community Infrastructure Levy Regulations 2010: Publication of a draft charging schedule

The Royal Borough of Kingston upon Thames (Council) intends to submit a Community Infrastructure Levy (CIL) Draft Charging Schedule update for examination, under Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended). It is intended that this will be considered alongside the submission of a New Local Plan for examination, which has been subject to a **separate** consultation process.

This Statement of Representations Procedure has been produced in accordance with, and is designed to meet the requirements of, Regulation 16 of the Community Infrastructure Levy Regulations 2010.

The following documents have been published for the purposes of this consultation:

- a. The CIL Draft Charging Schedule 2026,
- b. Evidence to support the CIL Draft Charging Schedule:
 - i. CIL Viability Review Report 2026,
 - ii. RBK Infrastructure Delivery Plan 2026,
 - iii. RBK Infrastructure Funding Statement 2025/26
- c. This Statement of Representations Procedure.

The closing date for the consultation is 30 October 2026

Any person that makes a representation about the CIL Draft Charging Schedule will be submitted to the Examiner for independent examination. All representations that wish to be considered must be received by 23:59 on the consultation close date.

IMPORTANT: This charging schedule would replace the existing CIL Charging Schedule adopted in 2015. Please refer to APPENDIX ONE at the end of this document for an explanation setting out the main changes/alterations proposed in this Schedule when compared against the existing one adopted in 2015.

Making a representation

Representations should be provided in writing which can be made by submitting a representation form using one of the following methods:

- **Online:** using the representation form provided at the link below:
(preferred method)

<https://www.kingstonletstalk.co.uk/planning/cil-charging-schedule-review>

- **Email:** By filling in and emailing the completed representation form to the Community Infrastructure Levy inbox (cil@kingston.gov.uk)

- **Post:** by post, to the following address: CIL TEAM, Royal Borough of Kingston Upon Thames, Guildhall 2, Kingston, KT1 1EU

Persons making representations may request the right to be heard by an examiner. If you want to have the option of making representations during the examination process, please indicate this in your representation.

You may also request in the representation to be notified at later stages, including:

- When the draft charging schedule has been submitted to the Examiner
- When the publication of the recommendations of the examiner and the reasons for those recommendations have been released
- If and when the Charging Schedule has been adopted by the Council

Accessing the consultation documents

During the representation period, the CIL Draft Charging Schedule and its supporting evidence will be available to view online via the above web address. Paper copies of the documents will be available for inspection at:

- Information and Advice Centre (Guildhall 2, High Street, Kingston upon Thames, KT1 1EU)
- Kingston Library (Fairfield Road, Kingston upon Thames, KT1 2PS)
- Surbiton Library (Ewell Rd, Surbiton, KT6 6AG)
- New Malden Library (48 Kingston Rd, New Malden, KT3 3LY)
- Hook Centre Library (13 Hook Rd, Hook, Chessington, KT9 1EJ)

Library and Information and Advice Centre opening times can be checked on the council's webpages: <https://libraries.kingston.gov.uk/digital-content/libraries/library-branches>

For more general information about CIL please visit:

<https://www.kingston.gov.uk/planning-and-building-control/planning-policy/infrastructure-planning-and-delivery/about-community-infrastructure-levy-cil>

For any further queries, please email the CIL team at cil@kingston.gov.uk

APPENDIX ONE - SCHEDULE SUMMARY AND EXPLANATION

The Rates in the existing 2015 Charging Schedule are subject to year on year Indexation increases (BCIS Index) in line with the CIL Regulations. As such, once 2026 indexation rates (400/260) have been applied, actual 2026 rates under the existing charging schedule read as follows:

Development Type	Zone 1	Zone 2	Zone 3	Zone 4
Residential	£323.07	£200.00	£130.76	£76.92
Care Homes and Retirement Housing	£76.92		£30.76	
Extra Care Housing	£30.76			
Student Housing	£338.46			
Retail-Convenience based supermarkets, superstores and retail warehousing (net retail space >280sqm)	£307.69			
	Kingston Town Centre Primary Shopping Area		Rest of Borough	
All other Retail	£307.69		£30.76	
All other Uses	£30.76			
Public Services and Community Facilities	£0.00			

As such, when compared alongside the schedule above, the key changes proposed within the proposed/revised Charging Schedule can be summarised as the following:

- A modest increase in Residential CIL levy rates across all Zones (approximately 10-12.5%)
- A marginal decrease in Commercial (in designated areas) and Student Housing CIL levy rates (roughly between 5% and 10% on average);
- A significant reduction in Retail levy rates in the Kingston Town Centre Primary shopping area. (£80, reduced from £307).
- An increase of the 'all other uses' rate by around £9/m² (around 33%)
- The introduction of 'new' bespoke CIL rates tailored for 'emerging' land uses, such as last mile distribution centres, data centres and co-living developments (currently charged at the 'other' CIL rate).
- Educational, Medical and community facilities will continue not to have a nil (£0/m²) charge.