

RUNNYMEDE COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE

Charging Authority

The charging authority is Runnymede Borough Council

Date of Approval

This charging schedule was approved by the Borough Council on 14th October 2020 (target date)

Date of Implementation

This charging schedule will come into effect on the 1st November 2020 (target date)

Rate of CIL (£ per square metre) Chargeable

CIL will be charged at differential rates according to the type of development as shown in the tables of CIL charges within this schedule.

CIL Rates for Zone A as defined by Plan 1 as set out in this Charging Schedule

Charging Zone A	CIL Tariff (£ per sqm)
Residential Class C3a, C3c & C4 only (Excludes C3b)	£380
Student Accommodation	£495
Class B1a Offices Only	£50
All other development	£0

CIL Rates for Zone B as defined by Plan 1 as set out in this Charging Schedule

Charging Zone B	CIL Tariff (£ per sqm)
Residential Class C3a, C3c & C4 only (Excludes C3b)	£235
Student Accommodation	£495
Class B1a Offices Only	£50
All other development	£0

CIL Rates for Zone C as defined by Plan 1 as set out in this Charging Schedule

Charging Zone C	CIL Tariff (£ per sqm)
Residential Class C3a, C3c & C4 only (Excludes C3b)	£185
Student Accommodation	£495
Class B1a Offices Only	£50
All other development	£0

CIL Rates for Zone D as defined by Plan 1 as set out in this Charging Schedule

Charging Zone D	CIL Tariff (£ per sqm)
Residential Class C3a, C3c & C4 only (Excludes C3b)	£110
Student Accommodation	£495
Class B1a Offices Only	£50
All other development	£0

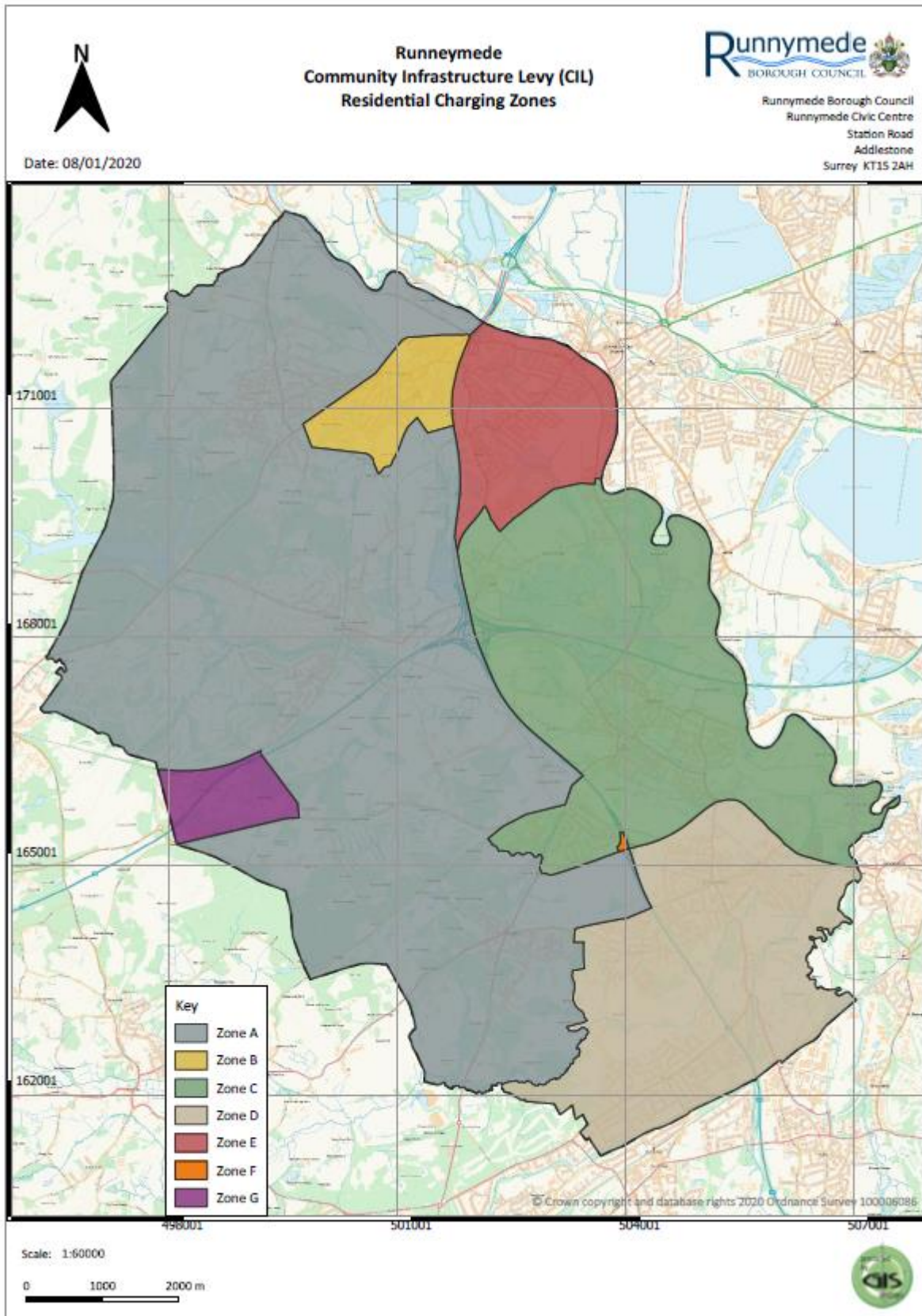
CIL Rates for Zone E as defined by Plan 1 as set out in this Charging Schedule

Charging Zone E	CIL Tariff (£ per sqm)
Residential Class C3a, C3c & C4 only (Excludes C3b)	£90
Student Accommodation	£495
Class B1a Offices Only	£50
All other development	£0

CIL Rates for Zones F & G as defined by Plan 1 as set out in this Charging Schedule

Charging Zone F & G	CIL Tariff (£ per sqm)
All Development	£0

Plan 1: Map of Runnymede CIL Charging Zones



The amount of CIL arising from development liable for CIL will be calculated in accordance with Schedule 1 of the CIL Regulations 2010 (as amended). The formula is as follows: -

$$\frac{R \times A \times I_p}{I_c}$$

Where:

R = rate of CIL set by the Borough Council

A = the deemed net area chargeable at rate R

I_p = the index figure for the calendar year in which planning permission was granted

I_c = the index figure for the calendar year in which the charging schedule containing rate R took effect

The value of A is calculated as follows: -

$$G_R - K_R - (G_R \times E)/G$$

Where:

G_R = The gross internal area of the part of the chargeable development chargeable at rate R

G = the gross internal area of the chargeable development

E = the aggregate of the following:

(i) the gross internal areas of parts of in-use buildings that are to be demolished before completion of the chargeable development; and

(ii) for the second and subsequent phases of a phased planning permission, the value E_x, unless E_x is negative,

provided that no part of any building may be taken into account under both (i) and (ii) above

K_R = The aggregate of the gross internal areas of the following:

(i) retained parts of in-use buildings; and

(ii) for other relevant buildings, retained parts where the intended use following completion of the chargeable development is a use that is able to be carried on lawfully and permanently without further planning permission in that part on the day before planning permission first permits the chargeable development.

The value of E_x must be calculated by applying the following formula

$$E_P - (G_P - K_{PR})$$

Where:

E_P = the value of E for the previously commenced phase of the planning permission;
 G_P = the value of G for the previously commenced phase of the planning permission;
and
 K_{PR} = the total of the values of K_R for the previously commenced phase of the
planning permission

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