

**From:** [REDACTED]  
**To:** [Planning Policy](#)  
**Subject:** RUNNYMEDE COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE  
**Date:** 11 August 2020 10:36:28

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Dear Runnymede Planning,

**RUNNYMEDE COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE**

I write to submit my comments (objections) in relation to the Council's Draft Charging Schedule.

**CIL Rate**

As a planning agent I works almost exclusively within Charging zone A on residential schemes, as such I will confine my comments to just this aspect o the charging schedule.

In August 2013 Runnymede Council produced a draft Charging Schedule and set a residential rate of £125. The latest schedule some 7 years later increases the rate to £380 which is 3 x the 2013 rate.

At a rate of £380 a square meter, the cost is at a level that CIL will act as a break on providing new homes. For a normal family home, it would add approximately 20% to the build cost – a significant cost which would make a number of schemes unviable. When the drafting schedule was produced, no one could have predicted the seismic change to the Country's economy that the Coronavirus Crisis would bring. Moving forward once the crisis is over, there will be a need to secure housing and encourage economic activity. The draft charging schedule needs re assessing in light of the major changes that are taking place in the economy. Other Council's such as South Bucks District Council and Chilterns District Council have just introduced a residential CIL rate of £150 a square meter. This level appears to offer a balance between allowing for the provision of funding for the community whilst still allowing development to proceed. My objection is not against CIL it is in relation to setting a rate of £380 a square meter

**Affordable Housing.**

Setting the CIL rate at £380 a square meter will also affect the Council's ability to secure affordable housing. Because CIL is non negotiable cost, the high CIL rate will affect viability, meaning that in some instances the provision of affordable housing will not be possible. In effect the CIL cost impacts on the viability of a scheme, in terms of producing affordable housing.

Please can you record the above comments as my objection to the draft charging schedule.

Very best wishes

[REDACTED]

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