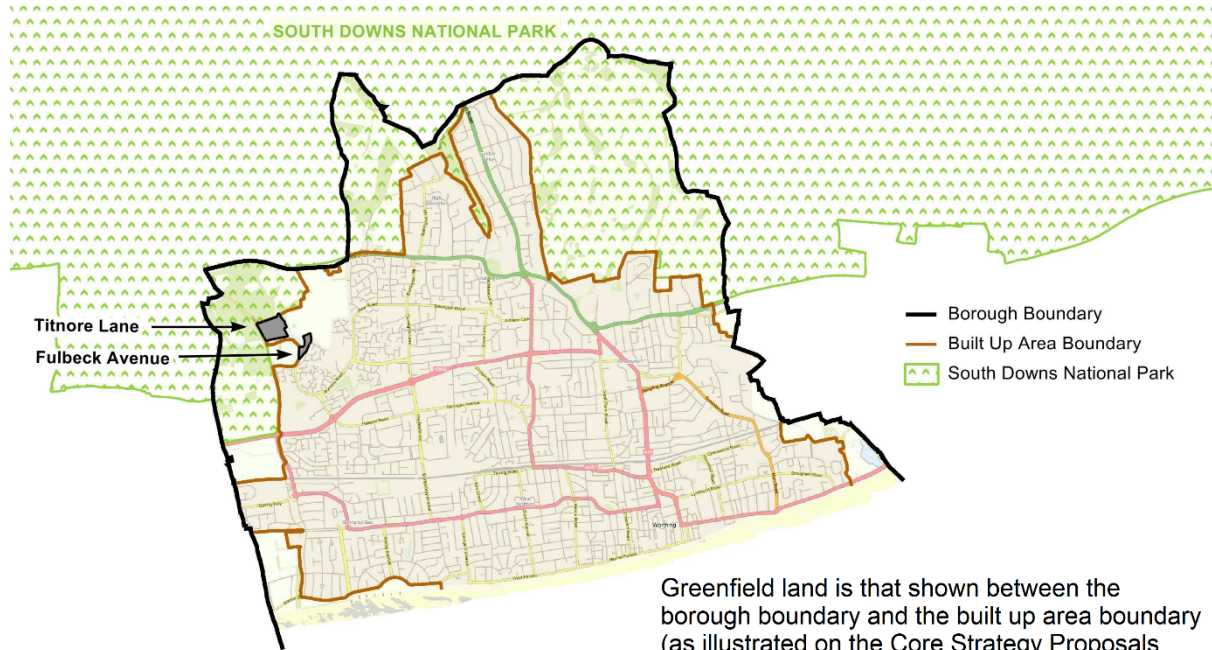


Worthing Borough Council

Annual CIL Rate Summary

January 2025



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Greenfield land is that shown between the borough boundary and the built up area boundary (as illustrated on the Core Strategy Proposals Map 2011), plus the sites shown in grey.



WORTHING BOROUGH
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Introduction

Following adoption of the Community Infrastructure Levy (CIL) charging schedule in February 2015, Worthing Borough Council, as charging authority, brought CIL into effect on 1st October 2015. This remained in effect until the adoption and implementation of the revised CIL charging schedule on 1st August 2021.

This annual CIL rate summary contains the rates for residential and retail development across the borough for the calendar year 2025. This version of the CIL rate summary explains that any CIL liable application approved between 1st January 2025 and 31st December 2025 will have the indexation rate applied in accordance with the 2025 indexed rates outlined in this document.

More information about the revised CIL charging schedule can be found on the [Worthing CIL Examination webpage](#).

Please see the [CIL Process Guide \(V4\)](#) on the Council's website for more information on how CIL is calculated and applied across the Borough.

CIL rates 2025

The table below shows the 2025 CIL charging rates, for CIL liable applications approved on or after 1st January 2025, for development in Worthing. This excludes land that is designated as being within the [South Downs National Park, as the National Park Authority is a local planning authority in its own right, and they adopted CIL in April 2017](#). The rates are subject to indexation each year, in accordance with the CIL Regulations 2010 (as amended), to keep the levy rates responsive to market conditions.

Table 1: CIL rate summary table (applicable to applications approved from 01/08/2021 onwards)

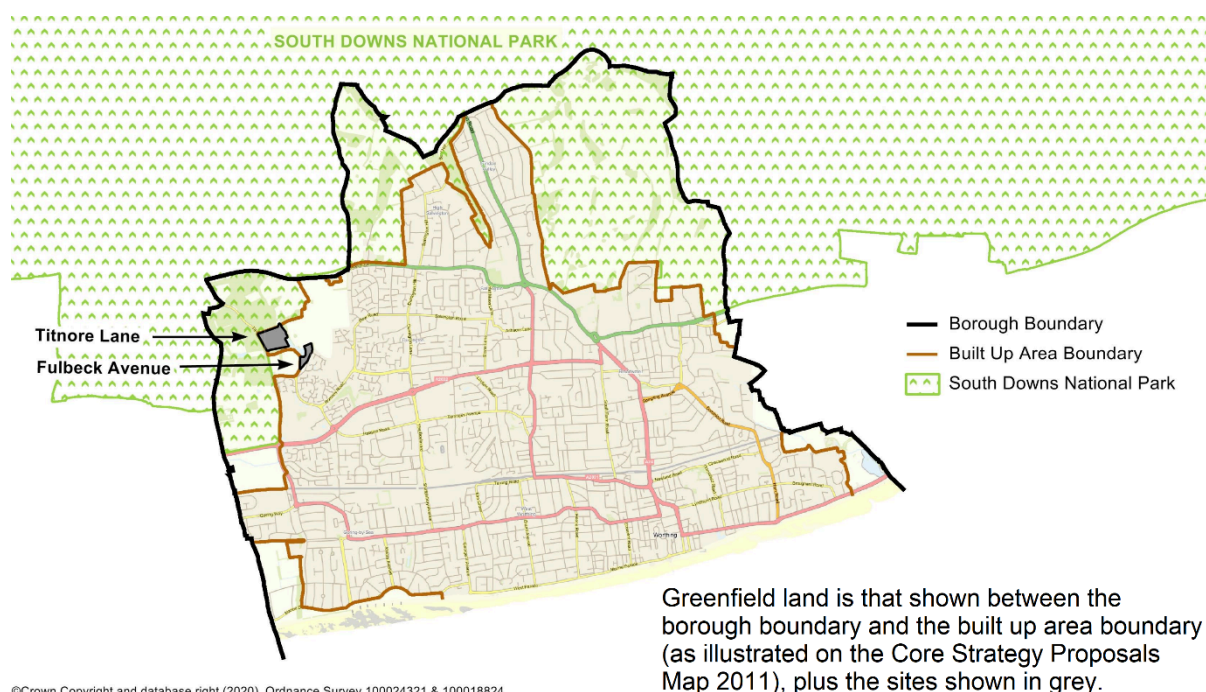
Development Type	2021 Charging Schedule Levy (£/m²)	2022 Indexed Rate (£/m²)	2023 Indexed Rate (£/m²)	2024 Indexed Rate (£/m²)	2025 Indexed Rate (£/m²)
Residential* - 10 dwellings or less (all dwelling types)	£125.00	£124.62	£133.26	£143.02	£146.77
Residential - More than 10 dwellings (excluding Flatted development)	£125.00	£124.62	£133.26	£143.02	£146.77
Residential - Flatted development of more than 10 dwellings	£25.00	£24.92	£26.65	£28.60	£29.35
Residential - Extra Care Housing	£0	£0	£0	£0	£0
Residential - Greenfield housing development (greenfield land shown on map below)	£200.00	£199.40	£213.21	£228.83	£234.83
Retail - Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.)	£150.00	£149.55	£159.91	£171.62	£176.13
Retail - Other forms of retail	£0	£0	£0	£0	£0
All other development	£0	£0	£0	£0	£0

*Residential includes retirement/sheltered housing

Examples:

1. A mixed use schemes on previously developed land (PDL), of more than 10 dwellings, the flatted part of the development would be charged at £25/sq.m (indexed) and the housing part of the development would be charged at £125/sq.m (indexed).
2. Any form of residential development taking place outside of the Built Up Area Boundary (including Titnore Lane and Fulbeck Avenue) would be charged at £200/sq.m (indexed).
3. A new supermarket with a Gross Internal Area (GIA) of more than 280sq.m would be charged at £150/sq.m (indexed).

Figure 1: Map showing CIL Greenfield rate zone (revised CIL charging schedule)



CIL rates pre-1st August 2021

The table below shows the CIL charging rates, for each calendar year (up to and including 31st July 2021), for development in Worthing, excluding land that is designated as being within the South Downs National Park (the National Park Authority is a local planning authority in its own right, and they adopted CIL in April 2017). The rates are subject to indexation each year, in accordance with the CIL Regulations 2010 (as amended), to keep the levy rates responsive to market conditions.

Table 2: CIL rate summary table (applicable to applications approved between 01/10/2015 and 31/07/2021)

Year	Residential (C3) Zone 1*	Residential (C3) Zone 2**	Retail (A1-A5)***	All other uses
2015 Charging Schedule Levy (£/m²)	£100.00	£0	£150.00	£0
2016 Indexed Levy (£/m²)	£104.63	£0	£156.94	£0
2017 Indexed Levy (£/m²)	£109.26	£0	£163.89	£0
2018 Indexed Levy (£/m²)	£126.25	£0	£189.38	£0
2019 Indexed Levy (£/m²)	£128.57	£0	£192.85	£0
2020 Indexed Levy (£/m²)	£128.96	£0	£193.44	£0
2021 Indexed Levy (£/m²)	£128.57	£0	£192.86	£0

*All wards, excluding the four in Zone 2

**The following four wards; Selden, Castle, Gaisford, Broadwater

***Excluding ancillary parking

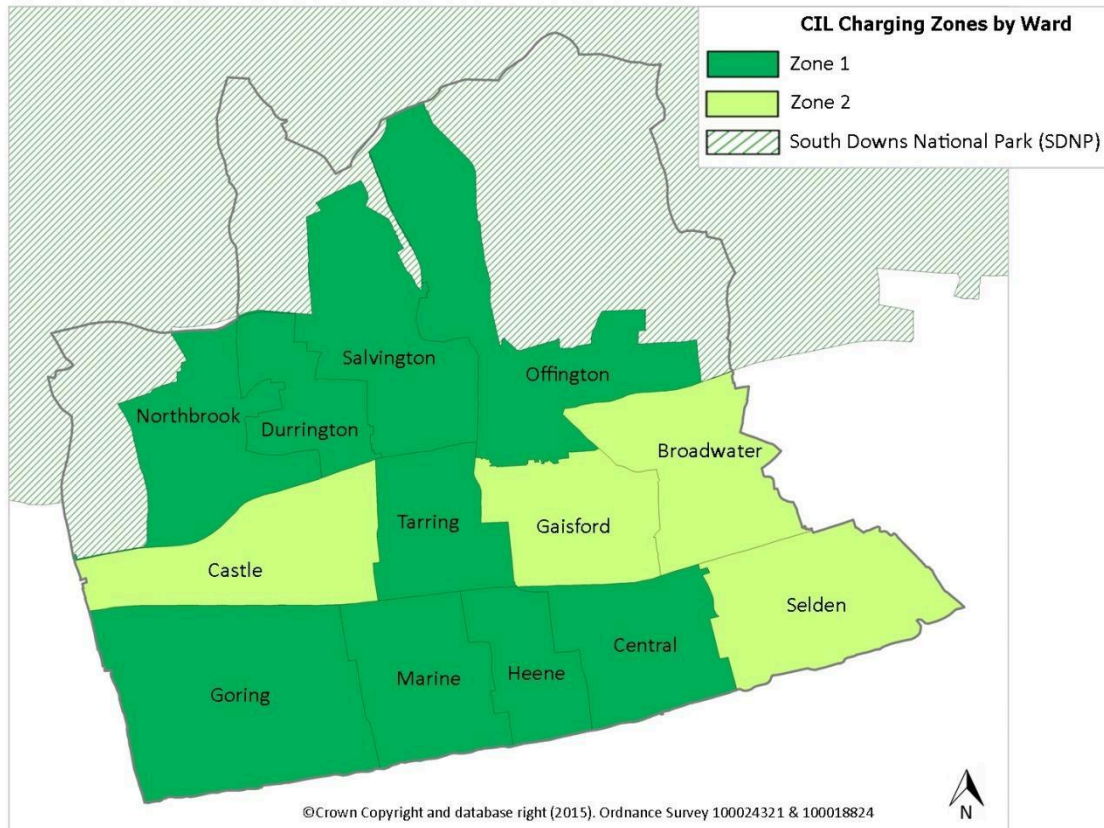
For example, a development to demolish an existing office building and erect a block of 6 (residential) flats, in Marine ward, with planning permission approved between 1st January 2021 and 31st July 2021, the additional floorspace created by the development would be multiplied by the levy rate of £128.57 to calculate the CIL charge.

Whereas, the same development, in Castle ward (or one of the other wards in Zone 2), with planning permission approved between 1st January 2021 and 31st July 2021, would have a CIL charge of £0.

A development that was creating an additional restaurant (or other retail development) on the seafront, in any of the wards in Worthing (Zone 1 or Zone 2), with planning permission

approved between 1st January 2021 and 31st July 2021, the additional floorspace created by the development would be multiplied by the levy rate of £192.86 to calculate the CIL charge.

Figure 2: Map showing CIL residential rate zones (original CIL charging schedule)



How is the CIL rate calculated?

Schedule 1 of the CIL Regulations 2019 explains how the CIL charge is calculated. It states that the deemed net area of the development chargeable at rate R is multiplied by CIL rate for the calendar year in which planning permission was granted. Therefore, the net area of the development is multiplied by:

$$\frac{R \times I_y}{I_c}$$

Where;

- R is the given relevant rate, as specified in the CIL charging schedule
- I_y is the index figure for the calendar year in which planning permission was granted
- I_c is the index figure for the calendar year in which the charging schedule containing rate R took effect

To calculate the residential rate for Greenfield housing development specified in Table 1 for the calendar year 2025, we use the following information:

- R = £200
- $I_y = 391$
- $I_c = 333$

Therefore, by applying the formula above we get a CIL rate for Residential - Greenfield housing development of £234.83.

To calculate the foodstore/supermarket/retail warehousing development (greater than 280 sq.m.) rate specified in Table 1 for the calendar year 2025, we use the following information:

- R = £150
- $I_y = 391$
- $I_c = 333$

Therefore, by applying the formula above we get a CIL rate for relevant retail development (greater than 280 sq.m.) of £176.13.

The index figure used for 2025 is the RICS CIL index which is based on the BCIS All-in Tender Price Index (BCIS TPI). Index figures before 2020 were the BCIS All-in Tender Price Index (BCIS TPI) published in the previous November. More information on the RICS CIL index can be found on the RICS website:

https://bcis.co.uk/insight/cil_index/