

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

COMMUNITY INFRASTRUCTURE LEVY

Consultation on a Draft Charging Schedule

May 2012



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1. Consultation on the Draft Charging Schedule

Purpose of this document

- 1.1 East Cambridgeshire District Council has set a timetable to introduce a Community Infrastructure Levy (CIL) by early 2013. When it is adopted, CIL will be the primary means of securing developer contributions towards the delivery of infrastructure and services required as a result of growth. It will partly replace the current system of securing development contributions via Section 106 agreements.
- 1.2 The CIL levy will be a fixed rate charge, based on per m² of net additional floorspace. It will be payable on most new dwellings, and on certain other types of new build development of at least 100m² net additional floorspace. Further details are provided in this document.
- 1.3 This document is the consultation paper on the District Council's Draft Charging Schedule. The '**Draft Charging Schedule**' itself (which sets out the proposed levy rates) is attached as **Appendix 1**. The rest of the document provides background to the charging schedule, looking at the evidence base, and how CIL might operate in East Cambridgeshire.

Timetable for introducing CIL

- 1.4 The table below outlines the key stages and timetable for adoption of CIL by East Cambridgeshire District Council. These stages are set by Government Regulations (which can be viewed via the link on the Council's website).

Step	Timescale
Preliminary Draft Charging Schedule	Consultation 21 Dec. 2011 and 2 Feb. 2012
Draft Charging Schedule (DCS) [CURRENT STAGE]	Consultation between 3 and 31 May 2012
Statement of Modifications to the DCS (if required)	Publication for 4 weeks - July/Aug 2012
Submission of the Draft Charging Schedule to the Examiner	July 2012
Examination hearing (by independent Inspector)	September/October 2012
Inspector's Report	Autumn 2012
Adoption of Charging Schedule by the District Council	December 2012
Charging Schedule takes effect	January 2013 (estimated date)

How to comment on the Draft Charging Schedule

- 1.5 Your comments and views are welcomed on the proposed CIL rates and other elements of the proposed approach. All responses will be submitted to the Inspector, and be considered as part of the Examination. Any comments/information will be processed in accordance with the Data Protection Act. The consultation period runs from 3rd to 31st May 2012.

Comments should be made by 31st May 2012 (by 5pm) through our on-line questionnaire at www.eastcambs.gov.uk/content/community-infrastructure-levy

- 1.6 Alternatively, comments can be made in writing to the Forward Planning Team, East Cambs District Council, The Grange, Nutholt Lane, Ely, Cambs, CB7 4EE, or via email to cil@eastcambs.gov.uk. When you respond, it would help if you could consider the key questions set out in this document. Please also let us know whether you:
 - Would like to request the 'right to be heard' at the Examination
 - Want to be notified when the Draft Charging Schedule has been submitted to the Examiner in accordance with Section 212 of the Planning Act 2008
 - Want to be notified when the Examiner's report is published and the reasons for those recommendations
 - Want to be notified when the Charging Schedule is approved by the District Council

2. Background to CIL in East Cambridgeshire

Why is the District Council introducing CIL?

- 2.1 New development has an impact on the demand for infrastructure and facilities in a local area. CIL is one way of securing contributions from new development schemes, to ensure this impact is partly mitigated. A CIL tariff provides a simple process which has a number of benefits:
- CIL is a standard fixed charge, so developers will be clear about how much they will need to pay, and can factor this into their development calculations.
 - CIL is non-negotiable, so should save time compared to Section 106 agreements, which can be time-consuming in terms of negotiations and procedure.
 - CIL will provide local communities with some direct control over infrastructure delivery, as a ‘meaningful proportion’ of CIL will in the future be passed back to local communities to spend on improvements in their area¹.
 - The CIL system will provide flexibility in pooling and spending CIL monies. From April 2014 local authorities will be unable to pool contributions from more than five planning obligations secured via Section 106 agreements, for each infrastructure project. CIL monies can also be spent on any identified infrastructure need (unlike Section 106 agreements which require a direct link between the development and any infrastructure project). A CIL levy is therefore essential if the District Council is to be able to deliver necessary infrastructure to support growth in East Cambridgeshire.

The relationship between CIL and Section 106 agreements

- 2.2 The CIL system will reduce the use of Section 106 agreements, but will not replace them entirely. It is intended that Section 106 agreements (and Section 278 Highways agreements and planning conditions) will still be used by the District Council in 3 main ways, to secure:
1. Site-specific mitigation - e.g. local improvements/infrastructure necessary to enable the grant of planning permission. For example, access roads, on-site open space, archaeology, and some off-site requirements directly related to support individual sites.
 2. Affordable housing - Under the current Regulations, Section 106 agreements will continue to be used to secure affordable housing.
 3. Development-specific infrastructure on large development sites – Large strategic sites often necessitate the provision of their own development-specific infrastructure, such as primary schools, which are dealt with more suitably through a Section 106 agreement. Using Section 106 agreements will help to ensure the timely delivery of key pieces of infrastructure on large schemes.
- 2.3 The table below provides an indication of the main categories of infrastructure currently intended to be funded by CIL – and by Section 106 agreements. This is the current proposed split, but may change as infrastructure requirements alter over time. It should also be noted that this is not necessarily a definitive list of infrastructure types.

¹ The Regulations are not yet clear what proportion this will be. Government is due to publish revised Regulations in mid-2012.

Table 1 – Potential split between Section 106 agreements and CIL

Type of infrastructure	Section 106 development specific infrastructure ²	CIL funded infrastructure
Education	Development specific school and educational facilities on large strategic sites	Schools and other educational facilities not on large strategic sites
Community facilities	Development specific community buildings/centres on large strategic sites	Libraries, arts facilities, museums and community buildings not on large strategic sites
Health	Development specific health provision on large strategic sites	Other health provision
Transport	Local site-related road / transport requirements and conditions	Other road and transport infrastructure projects
Economic development	Development specific economic initiatives on large strategic sites	Other economic development measures not on large strategic sites
Environment	Local site-related habitat/nature/heritage requirements	Other environmental/heritage provisions and infrastructure
Open space	Provision of informal open space and land for play areas (usually provided on-site)	Play facilities and other recreational equipment, strategic green infrastructure
Sports facilities	Development specific formal sports land & facilities on large strategic sites	Formal sports land and facilities not on large strategic sites
Affordable housing	Affordable housing	-
Emergency services	-	Emergency services
Utilities and flood defence	Local site-related utilities and flood defence infrastructure	Other utilities and flood defence infrastructure

2.4 The proposed split has been used to inform the evidence base supporting CIL. For example, a rough estimate of the amount of future Section 106 funding which may be available has helped to inform estimates of the size of the remaining infrastructure funding gap (which CIL will need to help plug). In addition, an estimate of the amount of Section 106 contributions which may be secured from an average scheme has been fed into work on development viability. Further details are provided in the section below.

2.5 The proposed split between CIL and Section 106 is an estimate at this stage. Final clarification on the split will be provided prior to the Charging Schedule taking effect. The District Council is required to produce a list of infrastructure projects on which CIL will be spent (known as the Regulation 123 list), at this point. It is also intended to revise the Council's Supplementary Planning Document on Developer Contributions to reflect these changes, and set out details of the streamlined Section 106 system.

The evidence base for CIL

2.6 Local authorities need to ensure that the CIL rate does not put at serious risk the overall development of their area. The CIL Regulations are clear that in setting rates, the charging authority must aim to strike an appropriate balance between:

- a) *the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
- b) *the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*

² This could be either through Section 106, or via S278 of the Highways Act, or through planning conditions

- 2.7 Therefore, the Council has relied on two main sources of evidence to produce its Charging Schedule. These and other supporting documents can be viewed on the Council's website:
- **CIL Infrastructure Study** (December 2011) – looking at what infrastructure is needed to support growth, and what the funding gap is (to show that CIL could be used to plug part of this gap)
 - **CIL Viability Assessment** (December 2011 + Addendum May 2012) – looking at what level of CIL could be introduced without putting the overall development of the area at serious risk.
- 2.8 The **CIL Infrastructure Study** (December 2011) sets out details of what infrastructure will be needed to support the future growth of the district. It is based on the levels of growth set out in the adopted East Cambridgeshire Core Strategy (2009), up to the year 2025³. It identifies the need for a range of new infrastructure and services, including schools, community facilities, road improvements, open space and sports facilities. The potential costs of infrastructure projects are identified, along with any known or expected sources of funding. This includes funding from the Government, and future funding which could be secured via Section 106 agreements. After taking account of known and expected sources of funding, the Study identifies that there is likely to be a funding gap of £168,088,134. This is the shortfall in identified monies available to fund infrastructure needed to support development. A breakdown in terms of infrastructure types is shown in the table below. As set out in the Regulations, the existence of this considerable funding gap is justification for the introduction of CIL in East Cambridgeshire.

Table 2 – Infrastructure costs and funding gaps

	Infrastructure costs	Expected funding	Funding gap
Education	£46,362,021	£5,475,000	£40,887,021
Healthcare	£7,050,000	£0	£7,050,000
Emergency services	£230,000	£0	£230,000
Community facilities	£3,736,772	£0	£3,736,772
Open space	£6,623,500	£5,773,500	£850,000
Sport and recreation	£15,658,340	£0	£15,658,340
Transport	£105,676,001	£6,000,000	£99,676,001
Utilities	£8,450,000	£8,450,000	£0
TOTAL	£193,786,634	£25,698,500	£168,088,134

- 2.9 CIL monies will not cover all of the funding gap, as the District Council needs to ensure CIL is set at a reasonable rate which does not put the overall development of East Cambridgeshire at serious risk. In order to meet the total funding gap, a CIL rate of £61,661 per dwelling and £649 per m² would need to be charged on residential development⁴. A summary is set out in the table below. As demonstrated in the following section, this level of CIL charge would make development in the area unviable. However, it provides a useful context to the work on viability.

Table 3 – Maximum theoretical CIL level

Charge per unit	£61,661
Charge per square metre	£649

- 2.10 The **CIL Viability Assessment** was carried out by Dixon Searle LLP on behalf of the District Council in December 2011, and an Addendum Report was produced in May 2012. The Assessment looks at what level of CIL charge could be introduced without putting the overall development of the area at serious risk. The viability assessment is based on well-

³ The Core Strategy is currently being reviewed – and will be replaced with the East Cambridgeshire District Local Plan in 2013.

⁴ This is based on a projected future supply of 2726 dwellings between now and 2025 (excluding sites with planning permission, and an estimated supply of 30% affordable housing), and an average floorspace of 95 m² (for a 3 bed house).

established development appraisal techniques which involve looking at the impact of potential CIL rates on residual land values. The appraisals take account of other costs such as affordable housing and other site-specific Section 106 agreements, and use assumptions which reflect the particular local market and planning policy circumstances in East Cambridgeshire. The assessment looked at the viability of a range of sites across the district, of varying size, and different land uses.

- 2.11 The conclusions of the viability work have been crucial in helping to inform the proposed rates in this Draft Charging Schedule. However, regard has also been had to the planning principles and development priorities for East Cambridgeshire, market conditions, and other sources of information on viability (including house prices, retail vacancy rates, and details of recent planning obligations and development completions). The District Council has also had regard to the need for CIL to be robust and flexible. Setting CIL at the maximum possible level could have a serious effect on viability in the district if there is a future market or policy change which tips viability over this point. Therefore a reasonable level of 'headroom' has been allowed in the proposed rates, to allow for fluctuations in the market.

Changes between Preliminary Draft and Draft Charging Schedule

- 2.12 A Preliminary Draft Charging Schedule was published for consultation between 21st December 2011 and 2nd February 2012. A total of 17 people responded, with over 170 comments. A summary of comments and discussion of the main issues raised is set out in the 'Summary of Responses' document (which can be viewed on the Council's website).
- 2.13 As a result, a number of changes have been made to the Draft Charging Schedule in Appendix 1 of this paper. The key changes are highlighted in the table below.

Table 4 – Key changes incorporated into the Draft Charging Schedule

Key changes	Reason for the change
1. Removal of the £10/m ² levy charge for business development	This responds to concerns that imposition of charges, in the current economic climate, are likely to push development unacceptably close to the margins of viability. A further review of the viability appraisal information was undertaken in relation to this. It is now proposed to levy a charge of £0/m ² for business (B1/B2/B8) development.
2. Changes to the description of retail development	In response to comments received, clarification has been introduced that the proposed retail charges also apply to extensions to units. To assist, the threshold is now expressed as a gross floorspace figure of 350m ² (rather than a sales floorspace figure of 280m ²). The figure of 350m ² has been informed by local evidence of gross/net ratios.
3. Removal of the 200 unit threshold for 'large scale major development sites'	The threshold of 200 dwellings has been removed, as development specific facilities may be required on schemes of varying sizes. Reference has also been included to the use of Section 106 agreements to secure site-specific mitigation and development-specific infrastructure.
4. Amendment of the residential levy charge for Ely to £70/m ² (from £90/m ²)	This responds to concerns that the Ely residential sales values in the viability appraisal are too high – and therefore the levy charges are too high in Ely and likely to make development unviable. Further analysis and sensitivity testing has been carried out on this matter. It is now proposed to levy a charge of £70/m ² for residential development in Ely (therefore introducing 3 charging zones in the district).
5. Removal of the £30/m ² levy charge for equine-related development	This responds to concerns that there is little viability in certain types of equine-related development (e.g. those with specialised and high tech facilities). A further review of the viability appraisal information was undertaken in light of this, and it is clear from an assessment of previous applications that equine developments are very varied in nature and type. It is therefore now proposed to levy a charge of £0/m ² for equine-related development.

3. How CIL will operate in East Cambridgeshire

What development is liable for CIL?

- 3.1 The Draft Charging Schedule (see Appendix 1) sets out details of the types of schemes on which it is proposed to introduce a levy. In summary, it is proposed to place a charge on certain types of **residential and retail (A1) development**.
- 3.2 CIL is chargeable on new build floorspace only. This includes new dwellings of any size, and other new buildings and new build extensions of at least 100m² additional floorspace. New build floorspace is measured on the basis of 'gross internal floorspace.' It includes circulation and storage space, such as corridors, stairs and lifts. It includes attic rooms that are usable as rooms, but excludes loft space accessed by a pull-down ladder.
- 3.3 The conversion of existing buildings is not liable to CIL – providing the building has been 'in use' for a continuous period of at least 6 months within the last 12 months (from the day planning permission is granted). New build floorspace provided as part of conversion (e.g. an extension) may be liable to CIL.
- 3.4 Internal works and mezzanine floors which create new internal floorspace are exempt from CIL charges (see Regulations 4 and 7 of the CIL Amendment Regulations 2011). This includes the subdivision of single dwellings into two or more dwellings. Temporary buildings where planning permission is granted for a limited period are also exempt from CIL (Regulation 5 of the CIL Regulations 2010).
- 3.5 Certain uses are also exempt from paying CIL (as set out in the Regulations). This includes affordable housing (as defined by Regulation 49), and development by charities for charitable purposes (as defined by Regulation 43).

Table 5 – Summary of development liable to CIL (see the Regulations for further details)

Main types of development liable to CIL	Key exemptions
New build dwellings (any size)	New non-residential buildings less than 100m ² net additional floorspace
New non-residential buildings which involve at least 100 m ² of net additional floorspace	Extensions to buildings (residential and non-residential) less than 100m ² net additional floorspace
Extensions to buildings (including dwellings) which involve at least 100m ² of net additional floorspace	Buildings which people do not normally go into Change of use of existing buildings to residential or retail use, where the building is in lawful use when planning permission is granted
Change of use of existing buildings to residential where the building is not in lawful use when planning permission is granted	Internal works to sub-divide a building or provide a mezzanine floor
Change of use to retail uses where the building is not in lawful use when planning permission is granted and is at least 100m ² gross internal floorspace	Temporary development permitted for a limited period Affordable housing Development by charities for charitable purposes

How is CIL calculated?

- 3.6 The amount of levy will be calculated according to Regulation 40. The method involves multiplying the CIL rate by the net additional (new build) floorspace – and factoring in an index figure to allow for changes in building costs over time. A simple calculator will be placed on the District Council's website prior to the Charging Schedule taking effect. A summary of the method is set out below:

$$\text{CIL rate} \times \text{Net additional new build floorspace} \times \text{Inflation measure}$$

- 3.7 In calculating the net additional new build floorspace, allowance is made for existing floorspace and the demolition/partial demolition of existing buildings on the site at the time of planning permission, which are in lawful use (e.g. these are subtracted from the total floorspace). The inflation measure uses the national 'All-in Tender Price Index' published by the Building Cost Information Service (BCIS) of Royal Institution of Chartered Surveyors. The inflation measure involves dividing the Index costs from the year planning permission is granted, by the Index costs from the year the Charging Schedule is adopted. Full details of the method are set out in the Regulations. A number of worked examples will be included on the District Council's website prior to the Charging Schedule taking effect.
- 3.8 The CIL Regulations specify that where the overall chargeable amount on a scheme is less than £50, it is deemed to be zero.

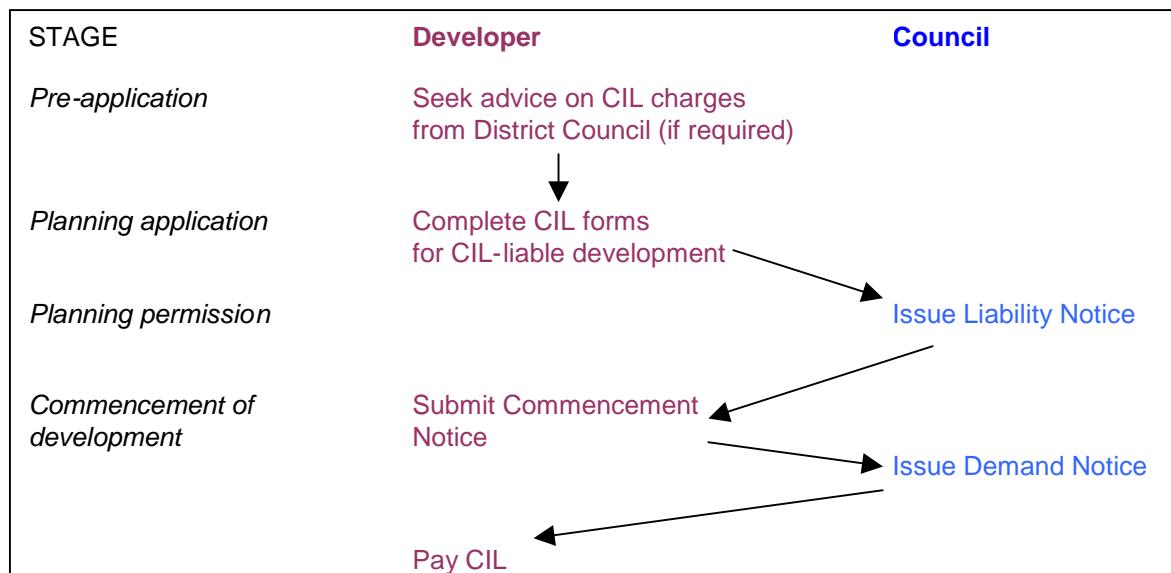
What is the process for collecting CIL?

- 3.9 Applicants submitting a planning application for CIL-liable development will need to complete a number of forms which will be made available on the Council's website. This will ensure that the CIL-liable floorspace is correctly calculated, and that the Council knows who is liable for payment.
- 3.10 A notice of liability will be issued by the District Council as soon as practicable after planning permission is granted, stating the chargeable amount on the development.
- 3.11 Payment of CIL is due from the date the chargeable development commences (with payment required within 60 days). For some sites, instalments may be permitted in line with the Council's Instalments Policy. A Draft Instalment Policy is set out in Appendix 2 of this report. Your comments on this document are welcomed. The Draft Instalments policy will not be subject to the Examination, but is included here for information and informal feedback. The Council will consider comments received before publishing a final version prior to the Charging Schedule taking effect.

Question 1 – Do you agree or disagree with the Council's Draft Instalments Policy (as set out in Appendix 2)? Please explain your reasons for agreeing or not agreeing, and provide evidence in support of your case if available.

- 3.12 Before development commences, developers will need to send a commencement notice to the District Council and to the owners of the land. The District Council will then issue a Demand Notice for the levy.

Summary of the CIL process



3.13 In the case of outline planning applications, the liability for CIL is calculated at ‘Reserved Matters’ stage (so CIL forms do not need to be completed with the outline planning application). If outline permission is granted for a scheme which involves phases of development, CIL will be payable at each different phase when the Reserved Matters applications come forward (for further details, see Regulation 8).

Discretionary relief from CIL

3.14 The Regulations also allow charging authorities to permit discretionary relief from CIL (e.g where a reduced or nil payment may be accepted). These cases are likely to be rare, but could include the following:

- Development by charities for investment activities (as defined by Regulation 44)
- Development by charities where relief would normally constitute State aid (as defined in Regulation 45)
- Where the District Council considers there are exceptional circumstances to justify relief (as defined in Regulation 55). In these situations the site must also have a Section 106 agreement relating to it which is greater than the value of the CIL charge, and the combined cost of the Section 106 agreement and CIL charge would have an unacceptable impact on the viability of the development. In such cases the developer would be expected to demonstrate this (as set out in Regulation 57) via an ‘open book’ approach with an independent valuer. Relief can also only be granted if it does not constitute notifiable state aid (as defined in European law).

3.15 Given these requirements, most development will not be eligible for charitable or exceptional circumstances relief. However, the District Council will be prepared to consider applications for relief, and will confirm this by issuing a statement before the charging schedule takes effect.

Payment in kind

3.16 The Regulations provide the potential for a charging authority to accept payments in kind for CIL, in the form of a **transfer of land** to be used for infrastructure provision (as set out in Regulations 73 and 74). The value of the land needs to be equal to the amount of CIL that would have been paid – with the land value being assessed by an independent valuer. The District Council considers that this may take place in exceptional circumstances. It is in lieu of CIL, and is in addition to any transfer of land which may be required via Section 106 agreements. Any applicant who is interested in paying CIL this way is advised to discuss the matter with the District Council at an early stage in the pre-application process. The District Council needs to agree to the transfer.

Spending of the CIL levy

3.17 CIL monies will be spent on infrastructure needed to support new development across the district. This may be new infrastructure, or may involve repairing, expanding or enhancing existing infrastructure, if that is necessary to support development. It may also be spent on the on-going costs of providing infrastructure, which could include maintenance, operational and promotional activities. The Regulations also allow CIL to be used to pay for administrative expenses incurred by the charging authority. The District Council anticipates that it is likely to seek an element of reimbursement, to cover costs associated with collection, implementation and monitoring of CIL.

3.18 CIL receipts will not cover the full costs of all of the infrastructure projects identified in the CIL Infrastructure Study. Further information on which of these infrastructure projects or types are likely to be given priority, and how monies will be divided/allocated will be developed over the next few months, as part of a ‘**CIL Funding Strategy**’. In addition to this, a ‘**CIL Delivery Plan**’ will be produced annually, identifying which projects should receive funding for the following year. This will involve extensive consultation with other infrastructure providers and key stakeholders such as Parish Councils. Linked to this, as

required by the Regulations, the District Council will publish a list of infrastructure projects or types of infrastructure which it intends will be wholly or partly funded by CIL (known as the **Regulation 123 List**). Further details on these governance arrangements will be provided on the District Council's website prior to the Charging Schedule taking effect in January 2013.

- 3.19 The Government intends to require charging authorities to allocate a 'meaningful proportion' of CIL revenue directly to local communities where development has taken place. The level of this funding has yet to be determined by Government. This 'Neighbourhood Fund' will be passed directly to Parish/Town Councils where development occurs, and Parish/Town Councils will be directly accountable for expenditure and reporting. Further details will be provided on the District Council's website once the new Regulations have been published by Government (anticipated in mid-2012).

Reporting

- 3.20 As required by Regulation 62, the District Council will publish an Annual CIL Report (for the financial year), which shows:
- How much CIL monies have been collected
 - How much of that money has been spent
 - Information on how CIL monies have been spent (which infrastructure projects, and how much has been used to cover administrative costs)
 - The amount of CIL retained at the end of the reporting year.

Monitoring and review of CIL

- 3.21 The District Council recognises the need to closely monitor the proposed CIL charges, given that changes in the residential/commercial market and construction costs can impact on development viability. Following the intended adoption of the CIL Charging Schedule in late 2012, it is intended to review the Charging Schedule again once the East Cambridgeshire Local Plan has been adopted in 2013. Further reviews are likely to occur every 2 years or so, as necessary.

Appendix 1 - Draft Charging Schedule

The Charging Authority

This Draft Charging Schedule sets out East Cambridgeshire District Council's Community Infrastructure Levy (CIL) charging rates. The levy will enable the District Council to secure developer contributions towards the delivery of infrastructure and services in East Cambridgeshire. This Draft Charging Schedule sets out the levy rates for different types and locations of development.

East Cambridgeshire District Council will be the charging authority and the collecting authority for the purposes of CIL in the district.

Preparation of the Draft Charging Schedule

The Draft Charging Schedule has been prepared in accordance with Part 11 of the Planning Act 2008, and the Community Infrastructure Levy Regulations (2010 and 2011).

The Draft Charging Schedule has been informed by local evidence and supporting documents, which can be viewed at the Council offices and on the District Council's website at www.eastcambs.gov.uk/content/community-infrastructure-levy. The main documents are:

- East Cambridgeshire Core Strategy (2009)
- CIL Viability Assessment (December 2011) and Addendum (May 2012)
- CIL Infrastructure Study (December 2011)
- CIL Preliminary Draft Charging Schedule (consultation: 21 December 2011 – 2 Feb. 2012)
- Summary of Responses on the Preliminary Draft Charging Schedule

Proposed CIL rates

The proposed CIL charging rates are set out in Table 1 below. The rates will be levied in £ per m² of net additional floorspace.

These rates will be charged on most new building development. This includes new dwellings, and other new buildings or extensions which involve at least 100m² of net additional floorspace. But there are a number of exemptions, including affordable housing, and development by charities for charitable purposes. Further guidance will be provided in the 'CIL Guidance Note' on the Council's website [see paragraph 3.2-3.4 of this Draft Charging Schedule Consultation Paper]. Full details are set out in the CIL Regulations.

Different residential rates are proposed for different parts of East Cambridgeshire. The proposed charging zones are shown in the maps at the end of the Draft Charging Schedule. It should be noted that the Charging Zones are without prejudice to future decisions on land allocations in the emerging Local Plan. Charging for other land uses will apply across the whole geographic district of East Cambridgeshire.

Table 1 – Proposed CIL rates

Development type	CIL rate (per square metre)
Residential Zone A – Littleport and Soham (C3)	£40
Residential Zone B – Ely (C3)	£70
Residential Zone C - Rest of the district (C3)	£90
Retail development ¹ (A1/A2/A3/A4/A5) up to 350m ² , and sui generis uses akin to retail (e.g. petrol filling stations and motor-sales units)	£60
Retail development ¹ (A1/A2/A3/A4/A5) more than 350m ²	£120
All other uses (unless stated otherwise in this table)	£0

¹ The retail levy will generally be applied to separate retail units, even where these are part of the same planning application. The main exception to this will be where retail uses are part of the same operation – for example, supermarkets which have on-site petrol stations and fast-food outlets. In these cases the operation will be measured as one development.

Calculating the chargeable amount

The CIL levy will be calculated according to the Regulations, which may be amended from time to time. [For a summary of the approach, see paragraphs 3.6-3.7 in this Draft Charging Schedule Consultation Paper]

Other matters

Further information on the implementation and operation of CIL in East Cambridgeshire will be set out in the Council's '**CIL Guidance Note**' on the Council's website [see Section 3 of this Draft Charging Schedule Consultation Paper]. This will be produced prior to adoption of the CIL charge, and will include information on:

- What development is liable to pay CIL
- Exemptions and discretionary relief from CIL
- How CIL is calculated
- The process for collecting CIL
- Spending of the CIL levy
- Monitoring and review

Prior to the Charging Schedule taking effect, the District Council will publish the following separate statements/policy documents on its website:

- CIL Instalments Policy
- Statement on CIL Relief
- List of infrastructure projects (Regulation 123 List)
- Supplementary Planning Document on Planning Obligations

Further information

For further information on CIL, please see the District Council's CIL webpage at www.eastcambs.gov.uk/content/community-infrastructure-levy

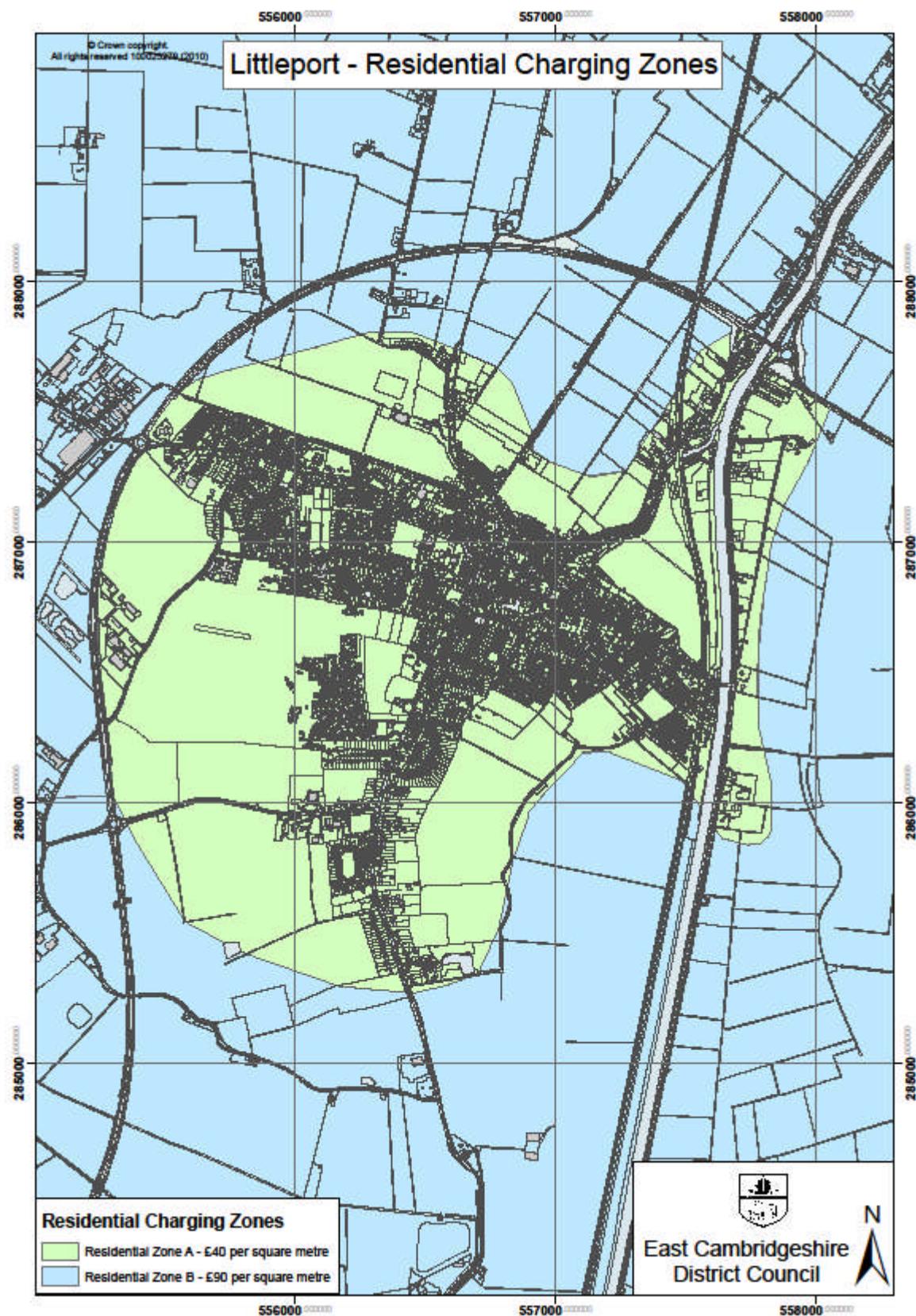
Alternatively, please contact Katie Child, Principal Forward Planning Officer on 01353 665555, or email cil@eastcambs.gov.uk

Question 2 – Do you agree or disagree with the Council's proposed CIL rates for residential development? Please explain your reasons for agreeing or not agreeing, and provide evidence in support of your case if available.

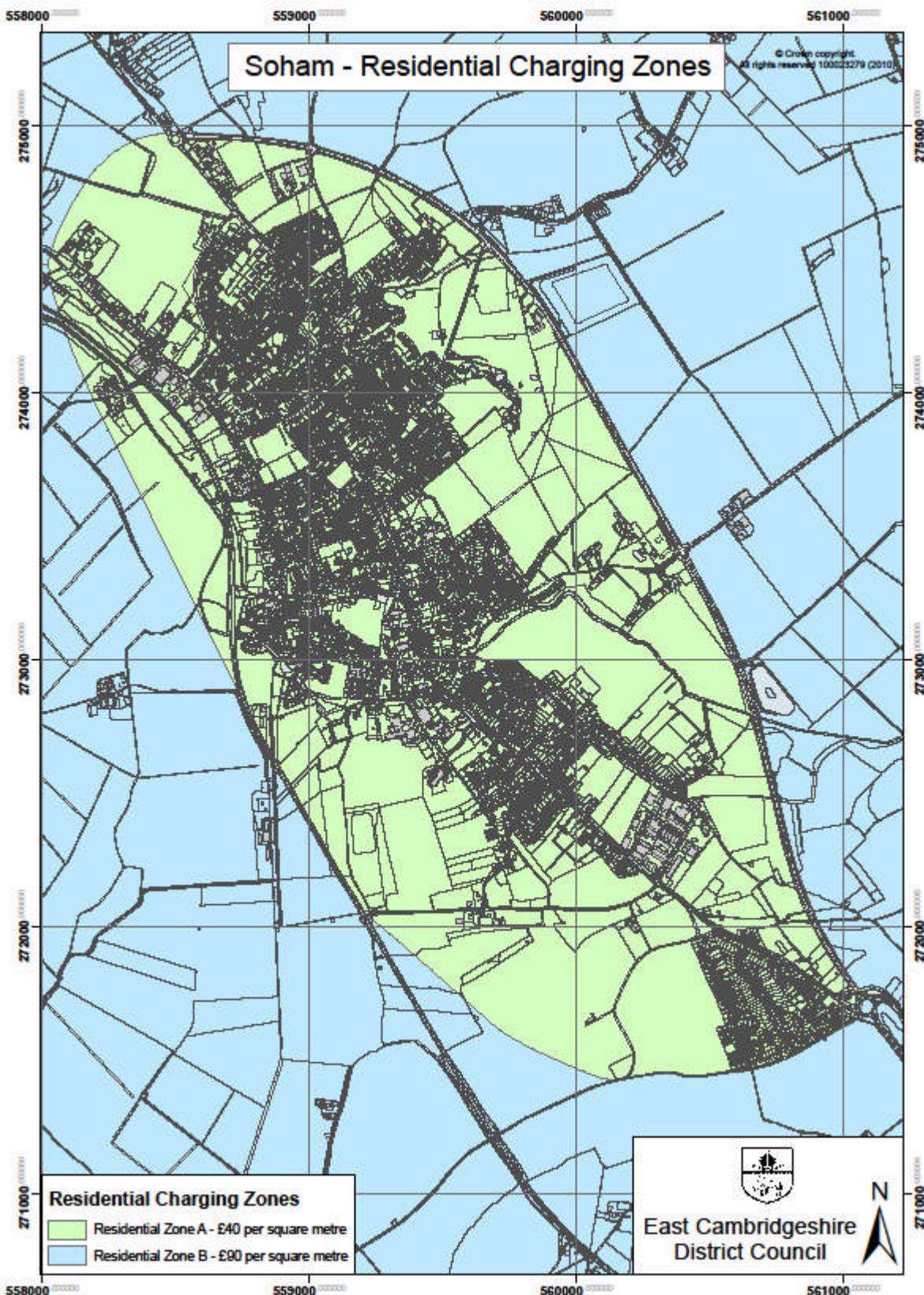
Question 3 – Do you agree or disagree with the Council's proposed CIL rates for retail development? Please explain your reasons for agreeing or not agreeing, and provide evidence in support of your case if available.

Question 4 – Do you agree or disagree with the Council's proposed CIL rate for other development? Please explain your reasons for agreeing or not agreeing, and provide evidence in support of your case if available.

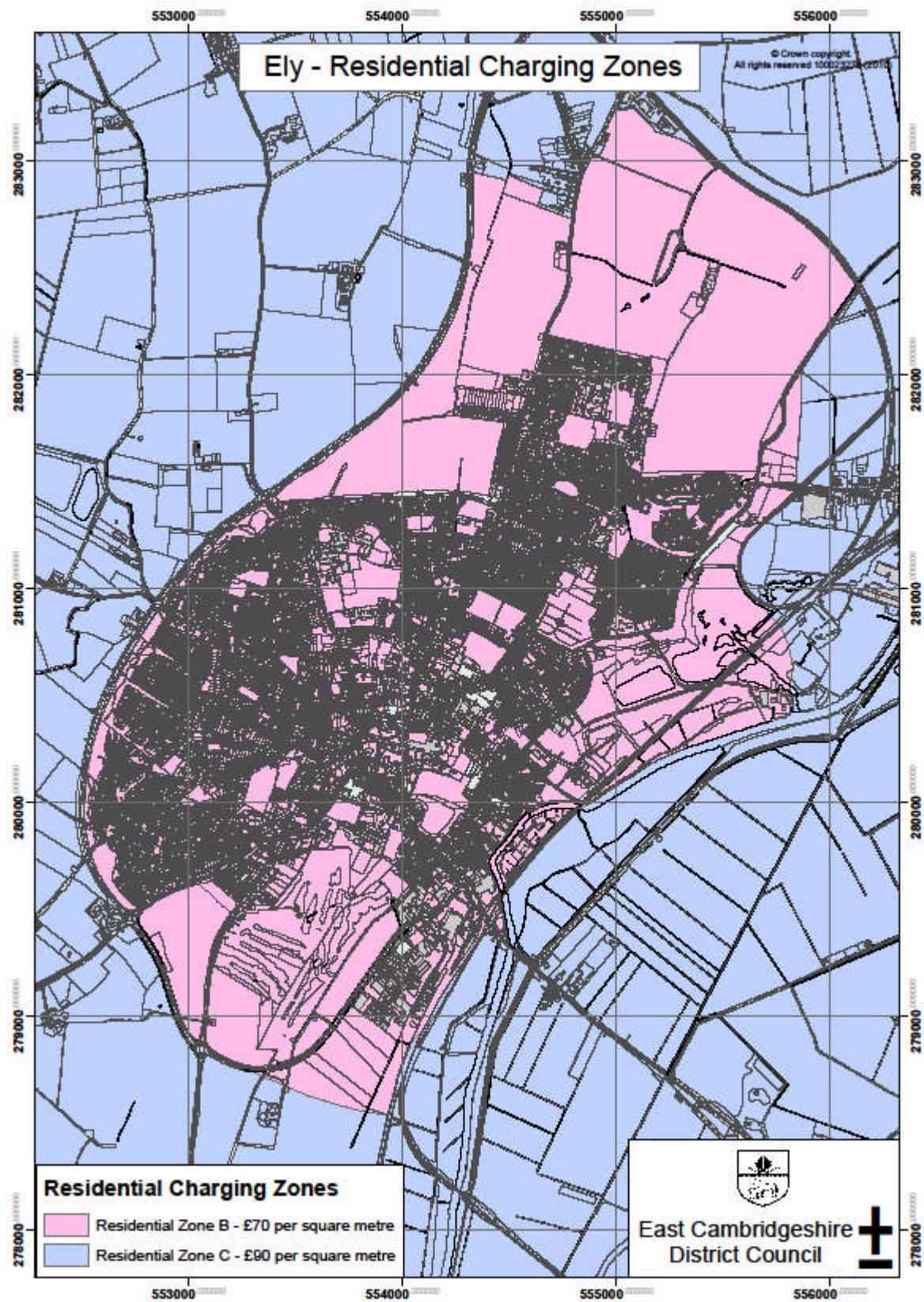
Map 1 - Residential Zone A: Littleport



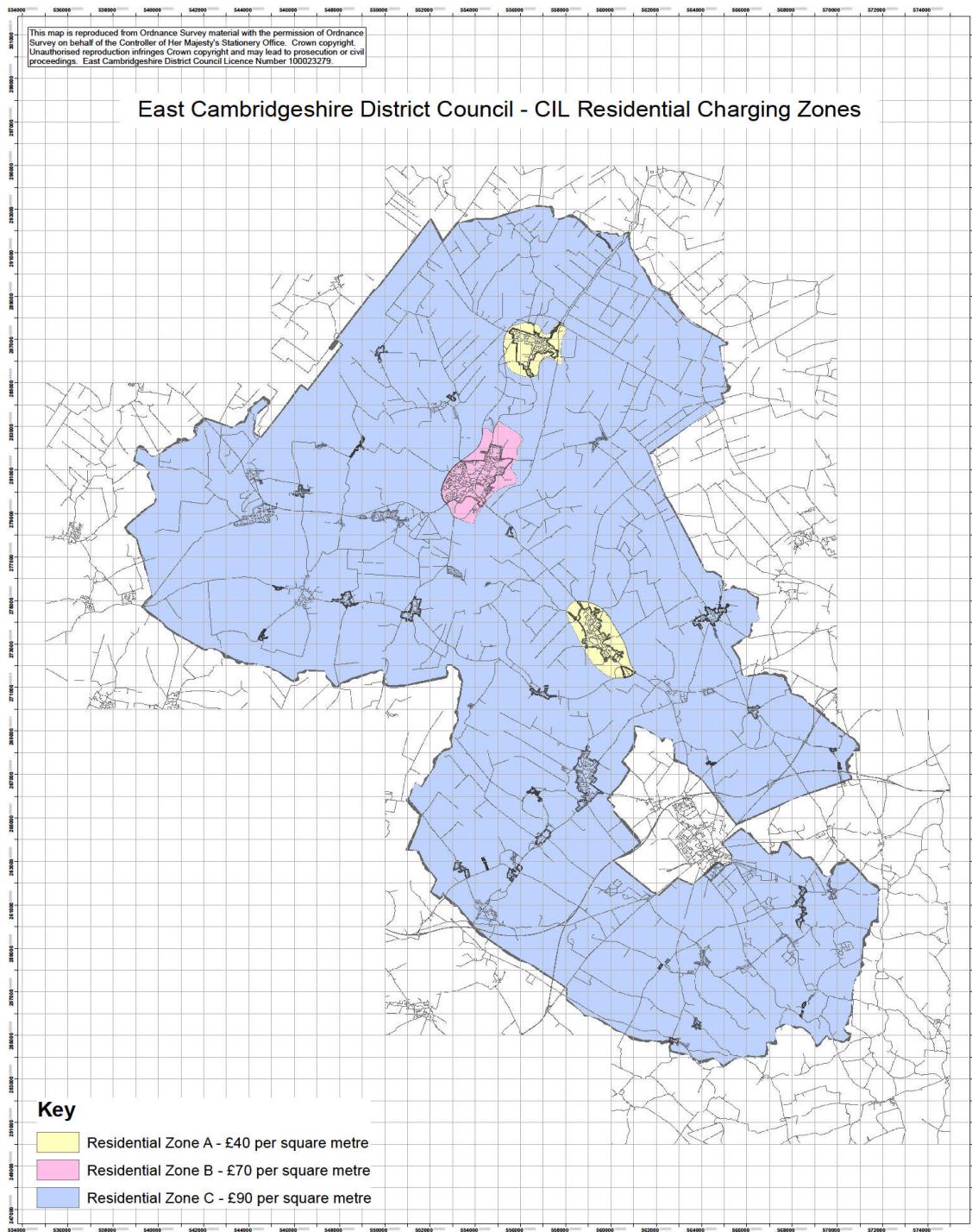
Map 2 – Residential Zone A: Soham



Map 3 – Residential Zone B: Ely



Map 4 – Residential Zone C: rest of the district



East Cambridgeshire District Council



Appendix 2 – Draft Instalments Policy

The CIL Regulations set a default for full payment of CIL within 60 days of commencement of development. However, the Amendment Regulations (2011) allow the Charging Authority to adopt an Instalments Policy, whereby payment is permitted over longer periods. This approach can help to mitigate the impact of payments and assist development viability.

This [Draft] Instalments Policy sets out the District Council's [proposed] approach to the staging of Cil levy payments. It will come into effect on [insert date].

The 'commencement date' referred to in the table below is the date set out in the 'Commencement Notice' supplied by the developer under Regulation 67.

Amount of CIL liability	Number of instalments	Payment periods and amounts
Less than £40,000	1	Full payment within 60 days of the commencement date
£40,000 to £100,000	2	25% payment within 60 days of the commencement date, 75% within 360 days of the commencement date
More than £100,000	3	25% payment within 60 days of the commencement date, 50% within 360 days of the commencement date, 25% within 540 days of the commencement date