

Uttlesford District Council  
**Community Infrastructure Levy**  
**Draft Charging Schedule**  
August 2025

Appendix 1

### Proposed Community Infrastructure Levy rates

Community Infrastructure Levy (CIL) liable development, as defined within the Community Infrastructure Levy Regulations (as amended) 2010 and the Planning Practice Guidance, will be required to pay the following levy rates.

| Development type <sup>(1)</sup>                                       |  | CIL rate per m <sup>2</sup> |
|---|--|-----------------------------|
| <b>Residential<sup>(2)</sup></b>                                      | Development on greenfield sites <sup>(3)</sup>                                       | £200                        |
|   | Development on brownfield <sup>(4)</sup> sites <sup>(5)</sup>                        | £100                        |
|   | Strategic allocations in the Uttlesford District Local Plan 2021-2041 <sup>(6)</sup> | £0                          |
|   | Flatted development <sup>(7)</sup>   | £0                          |
| <b>Retail</b>   | Large format retail <sup>(8)</sup>   | £100                        |
| <b>Employment and business uses<sup>(9)</sup> on greenfield sites</b> |  | £25                         |
| <b>All other development</b>  |  | £0                          |

#### Notes

- (1) Relevant to all areas of the District unless specified.
- (2) Use of a building or land as a dwelling. Including specialist housing such as sheltered housing (also referred to as retirement living) and extra care housing (also referred to as housing-with-care).
- (3) Land which is not previously developed land as defined below. This includes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- (4) Also referred to as 'previously developed land'.
- (5) Brownfield land or previously developed land (PDL) is land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed.



#### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER

- (6) Listed in tables 4.3, 4.4, and 4.5 of the Uttlesford District Local Plan 2021-2041. The location and boundary of these sites are presented in the CIL Variable Rates Maps 1a-g below.
- (7) Flatted development is a development of flats only. Developments which include a mix of flats and other dwelling types are liable to the residential rates presented above.
- (8) Large format retail includes supermarkets and retail warehouses.
  - i) Supermarkets are retail selling predominantly convenience goods, offering a shopping destination in their own right where weekly food shopping needs are met. Supermarkets can also include non-food floorspace as part of the overall mix.
  - ii) Retail warehouses are retail selling predominantly comparison goods (such as carpets, furniture, electrical goods, DIY items).
- (9) Uses which generate jobs and economic activity, including (but not limited to) offices, research and development facilities, data centres, industry including factories, storage and distribution, and uses relating to Use Classes Order categories B2 and B8. Excluding retail.

## Proposed Instalments Policy

The above levy rates are required to be paid to the Council through the following instalments following the provision of a CIL Demand Notice issued by the Council.

| Overall CIL liability  | Payment instalments  |
|------------------------|--|
| £5,000 or less         | Payment in full within 60 days   |
| £5,000.01 - £19,999.99 | Instalment 1: 50% within 60 days<br>Instalment 2: 50% within 180 days  |
| £20,000 - £99,999.99   | Instalment 1: 25% within 60 days<br>Instalment 2: 25% within 180 days<br>Instalment 3: 25% within 365 days<br>Instalment 4: 25% within 540 days                                      |
| £100,000 - £499,999.99 | Instalment 1: 20% within 60 days<br>Instalment 2: 20% within 180 days<br>Instalment 3: 20% within 365 days<br>Instalment 4: 20% within 540 days<br>Instalment 5: 20% within 730 days |
| £500,000 or more       | Agreement of project specific payment schedule   |

Note: Any and all outstanding instalments become due immediately on completion of the final unit irrespective of the schedule shown in the table above.



### Contact Uttlesford District Council:

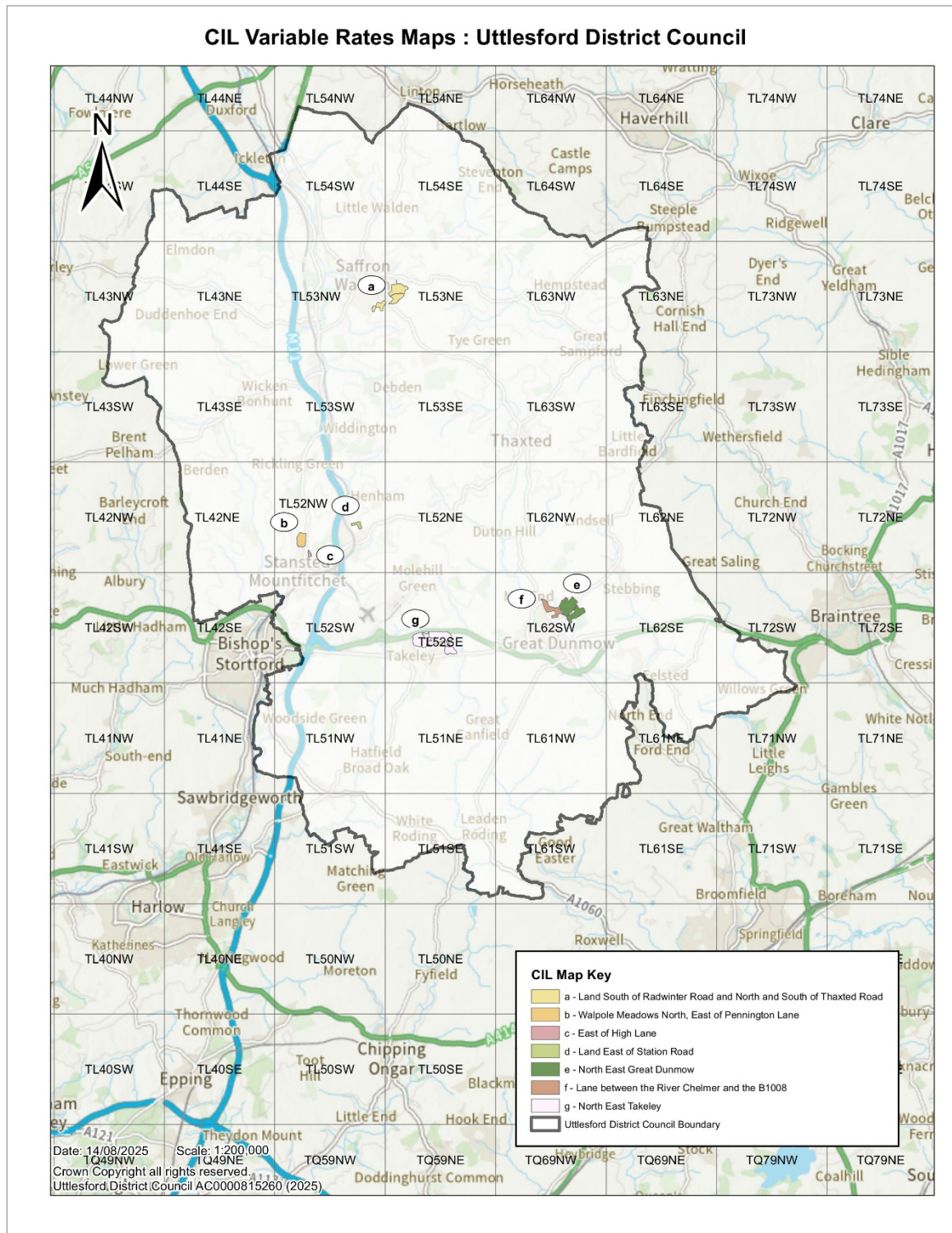
Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER

# CIL Variable Rates Maps 1: Strategic allocations in the Uttlesford District Local Plan 2021-2041



## Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

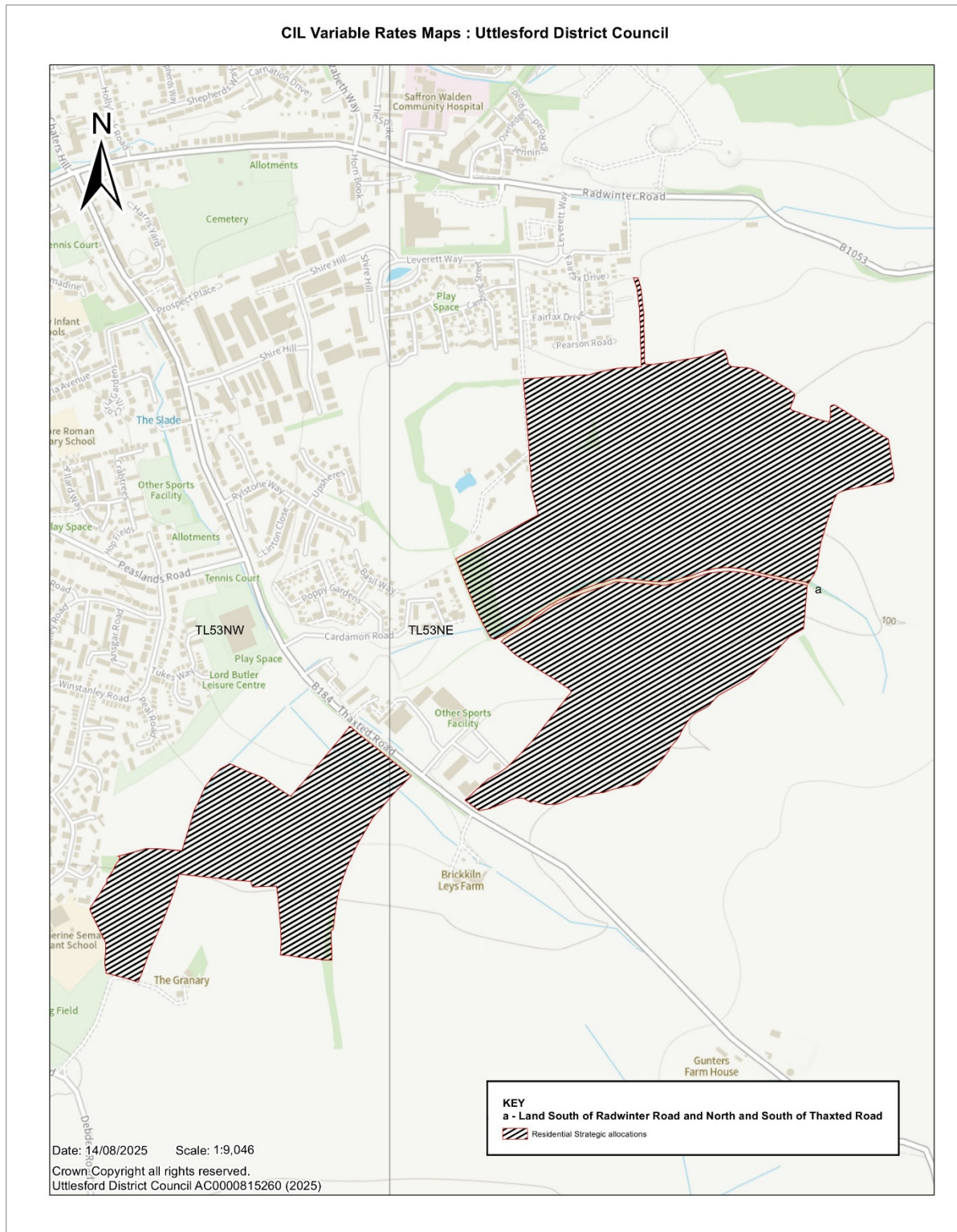
Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER



## a) Land South of Radwinter Road and North and South of Thaxted Road, Saffron Walden



### Contact Uttlesford District Council:

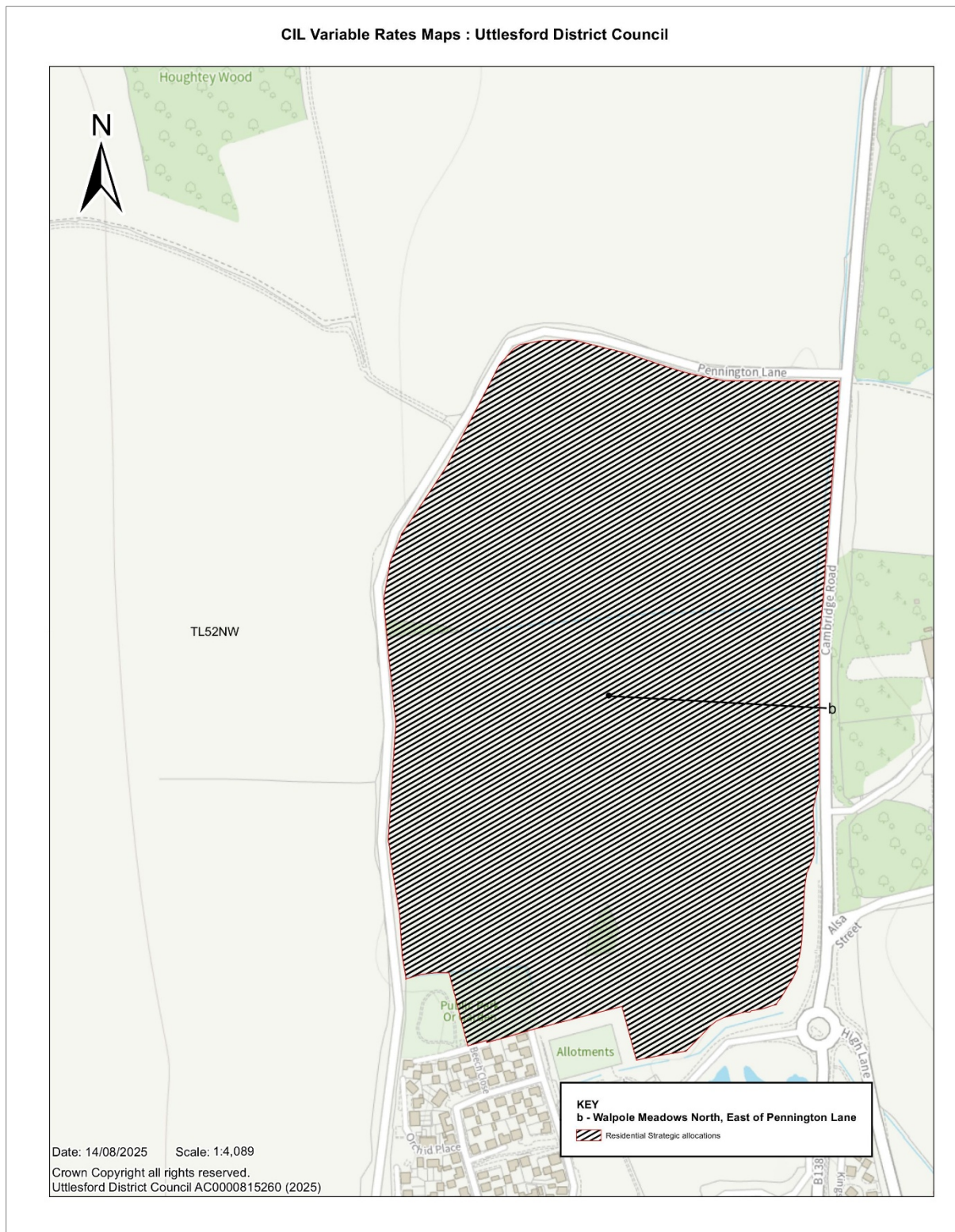
Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Walden, CB11 4ER

## b) Walpole Meadows North, East of Pennington Lane, Stansted Mountfitchet



### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

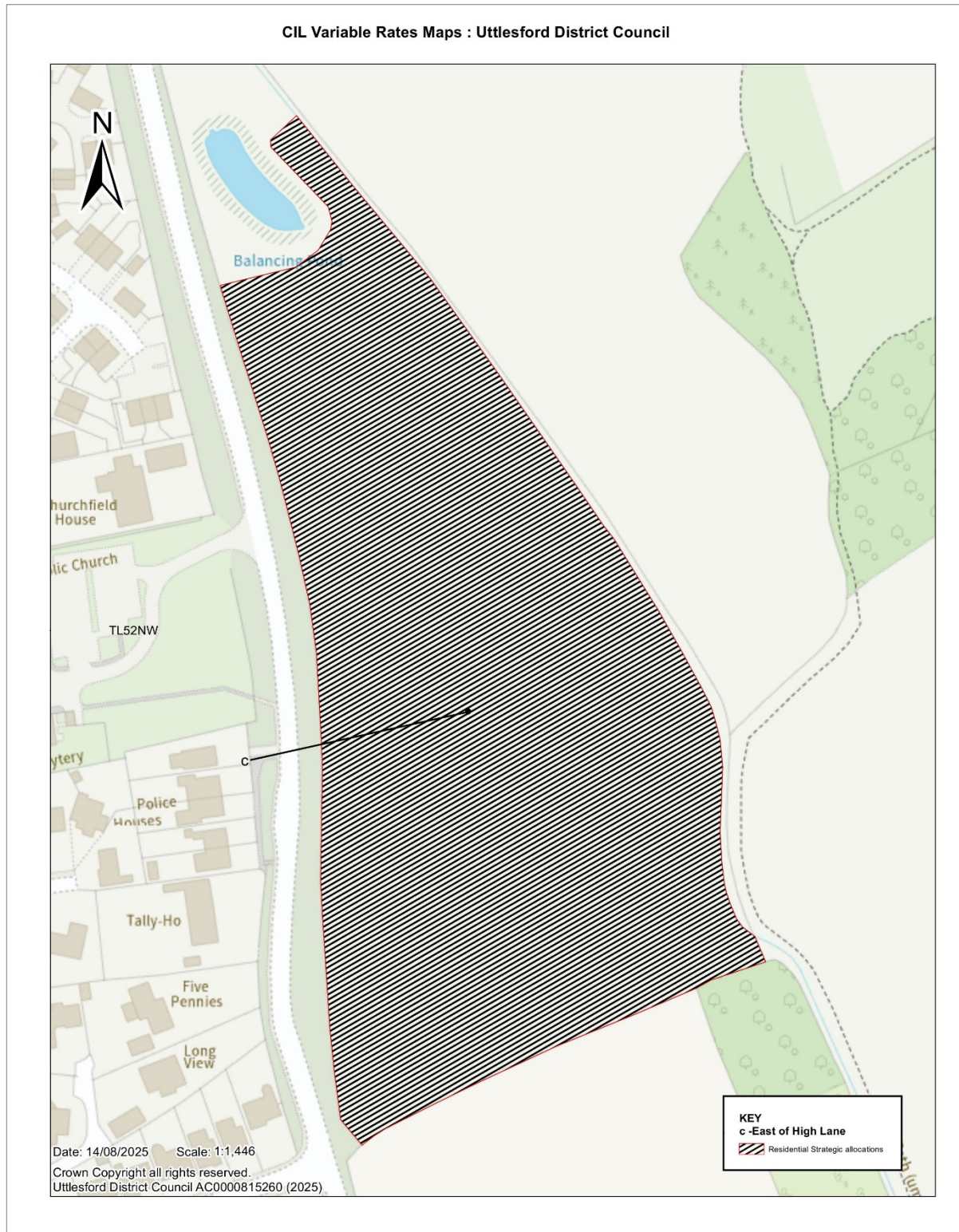
Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER



### c) East of High Lane, Stansted Mountfitchet



#### Contact Uttlesford District Council:

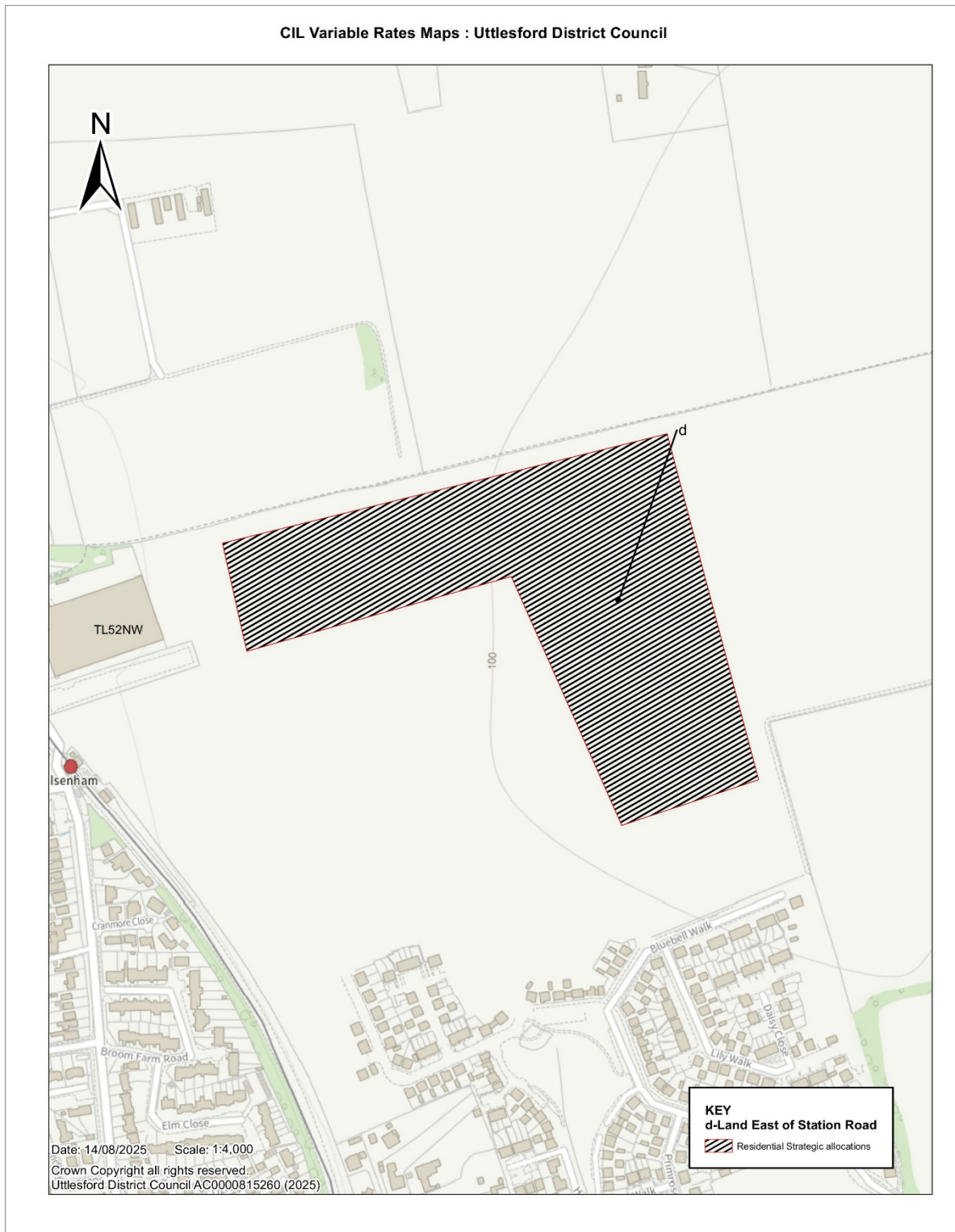
Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER

## d) Land East of Station Road, Elsenham



### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

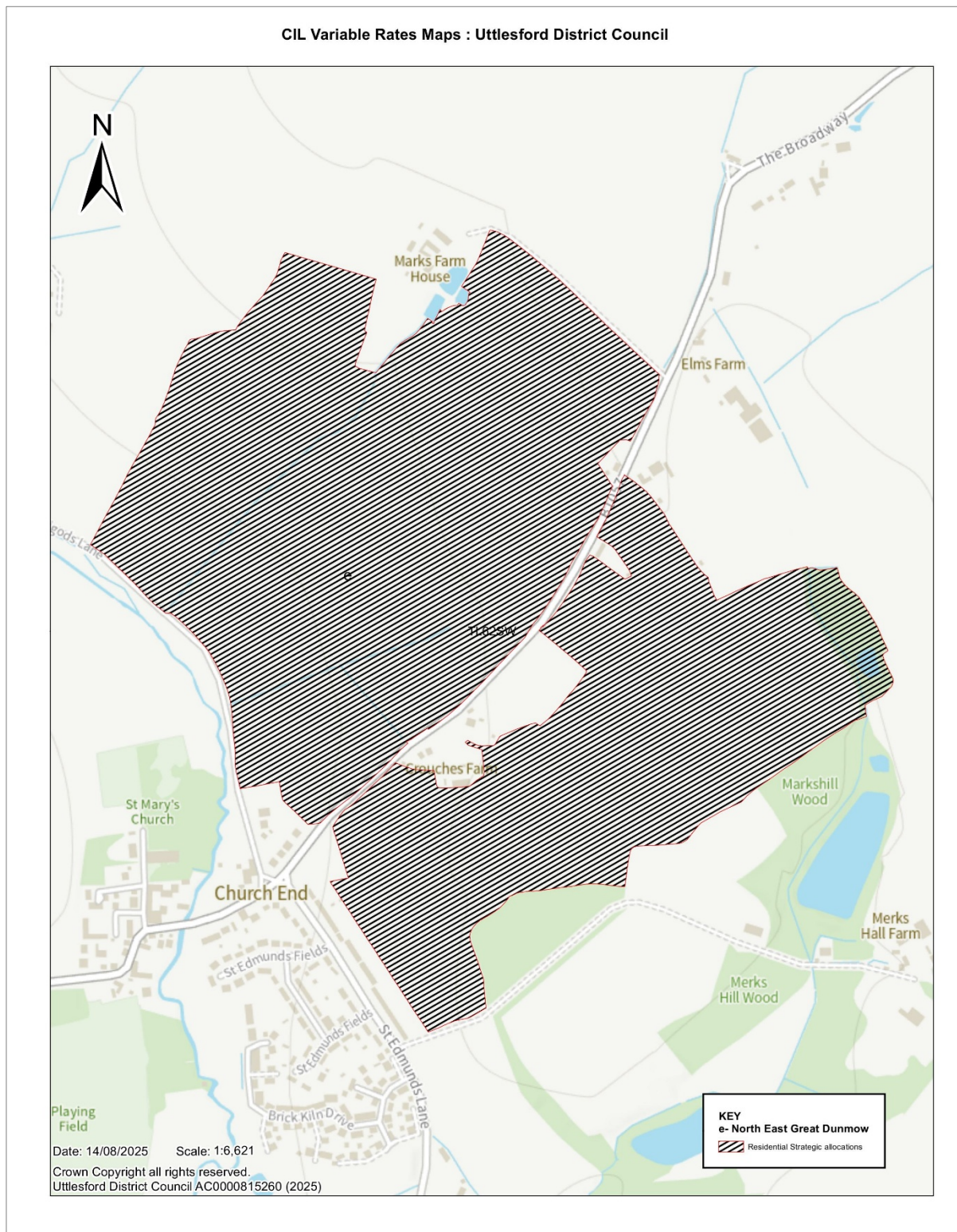
Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER



## e) NE Great Dunmow, Great Dunmow



### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

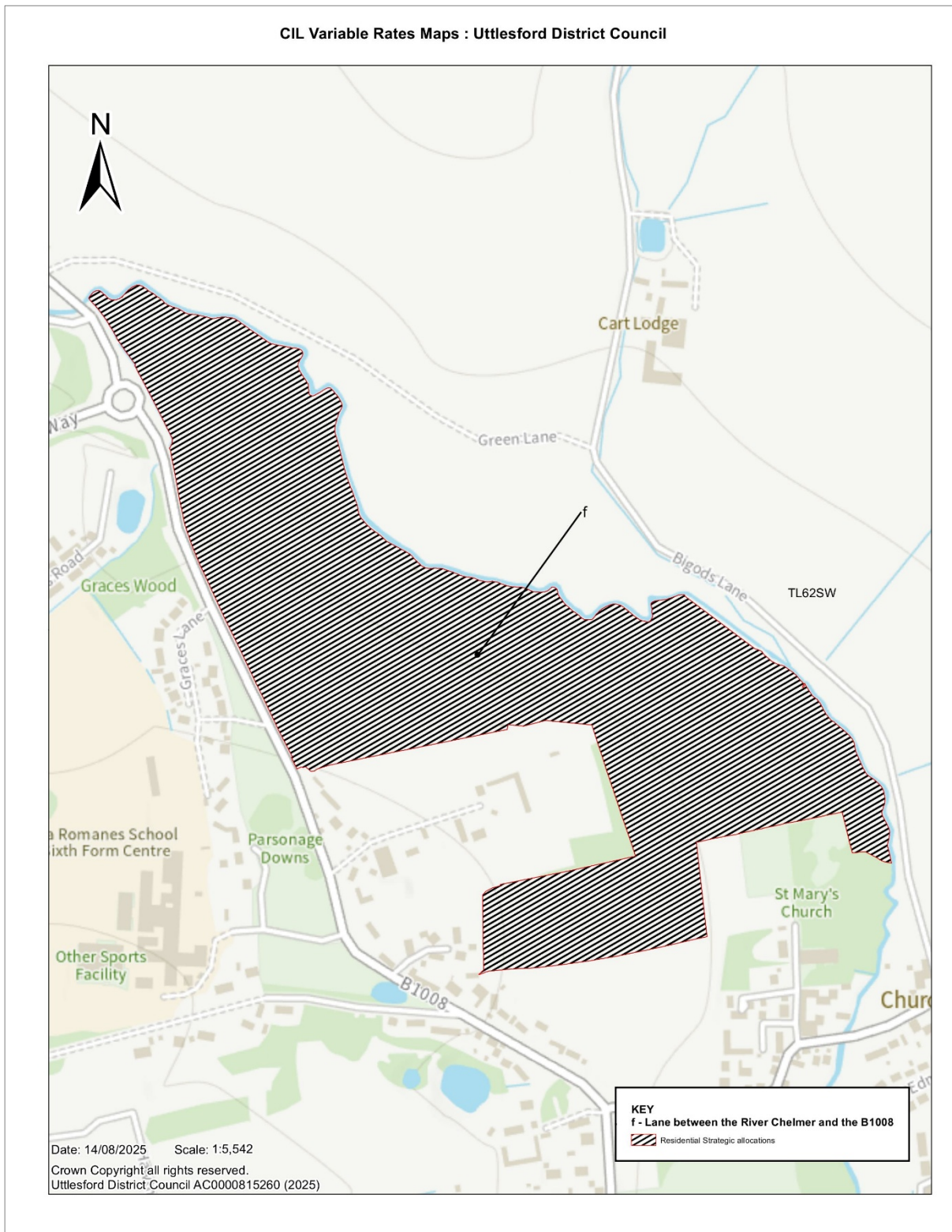
Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER



## f) Land between the River Chelmer and the B1008, Great Dunmow



### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

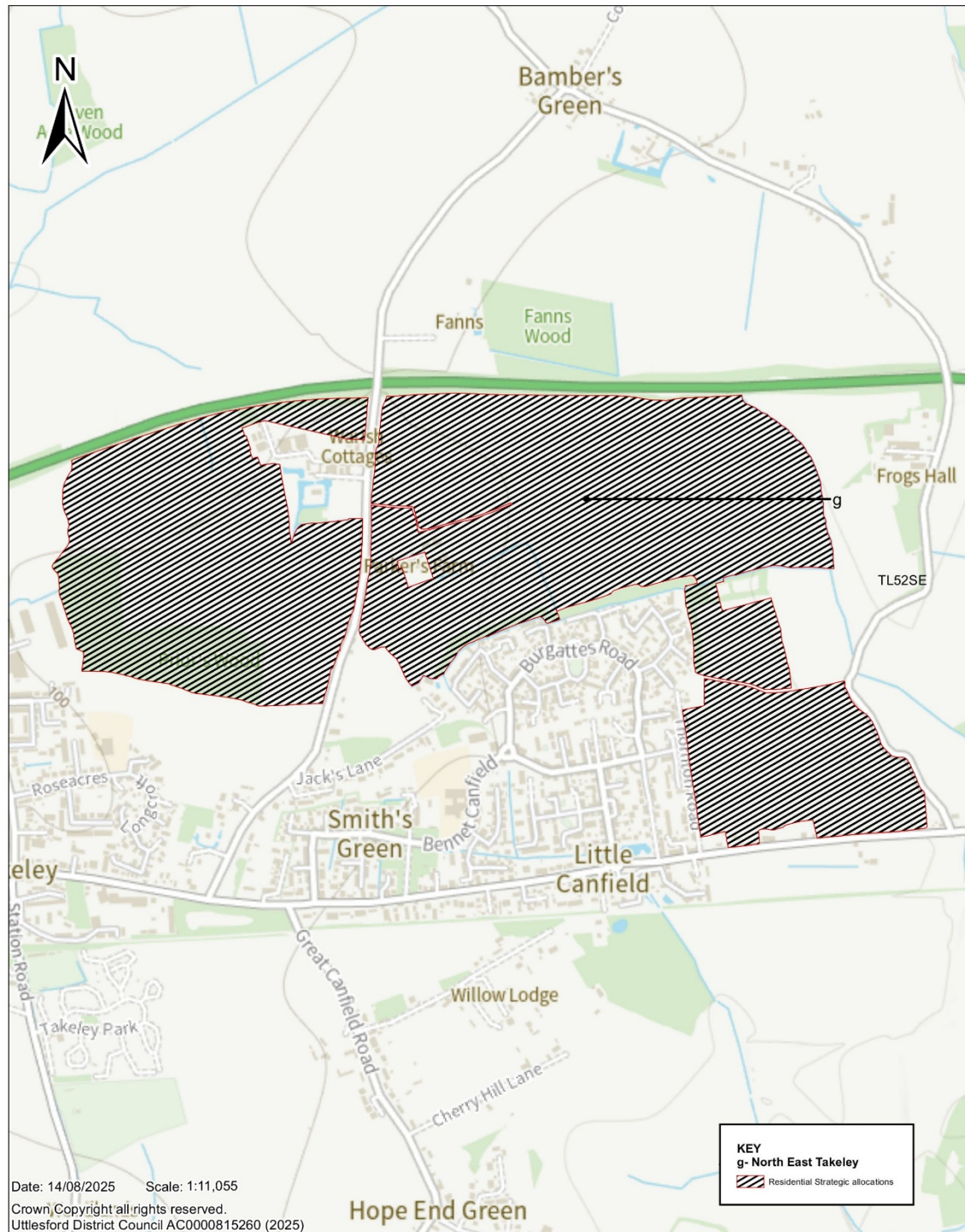
Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER

## g) NE Takeley, Takeley / Prior's Green

CIL Variable Rates Maps : Uttlesford District Council



### Contact Uttlesford District Council:

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)

Email: [TBC.gov.uk](mailto:TBC.gov.uk)

Tel: 0 TBC

Address: Council Offices, London Road,  
Saffron Waldon, CB11 4ER