

Uttlesford District Council Community Infrastructure Levy Draft Charging Schedule

~~August 2025~~ **February 2026**

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 ⁽¹⁾		CIL rate per m ²
Residential ⁽²⁾	Development on greenfield (3) sites ⁽³⁾	£200
	Development on brownfield ⁽⁴⁾ sites ⁽⁵⁾	£100
	Strategic allocations in the Uttlesford District Local Plan 2021-2041 ⁽⁶⁾	£0
	100% Flatted development ⁽⁷⁾	£0
Retail	Large format retail ⁽⁸⁾	£100
Employment and business uses ⁽⁹⁾ on greenfield sites		£25
All other development		£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. **Previously developed land excludes: 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. For a guidance note explaining the measurement of GIA on including both PDL and greenfield land, please visit <https://www.uttlesford.gov.uk/article/6148/Calculating-CIL-and-measuring-gross-internal-area>

- (6) **Residential sites** 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

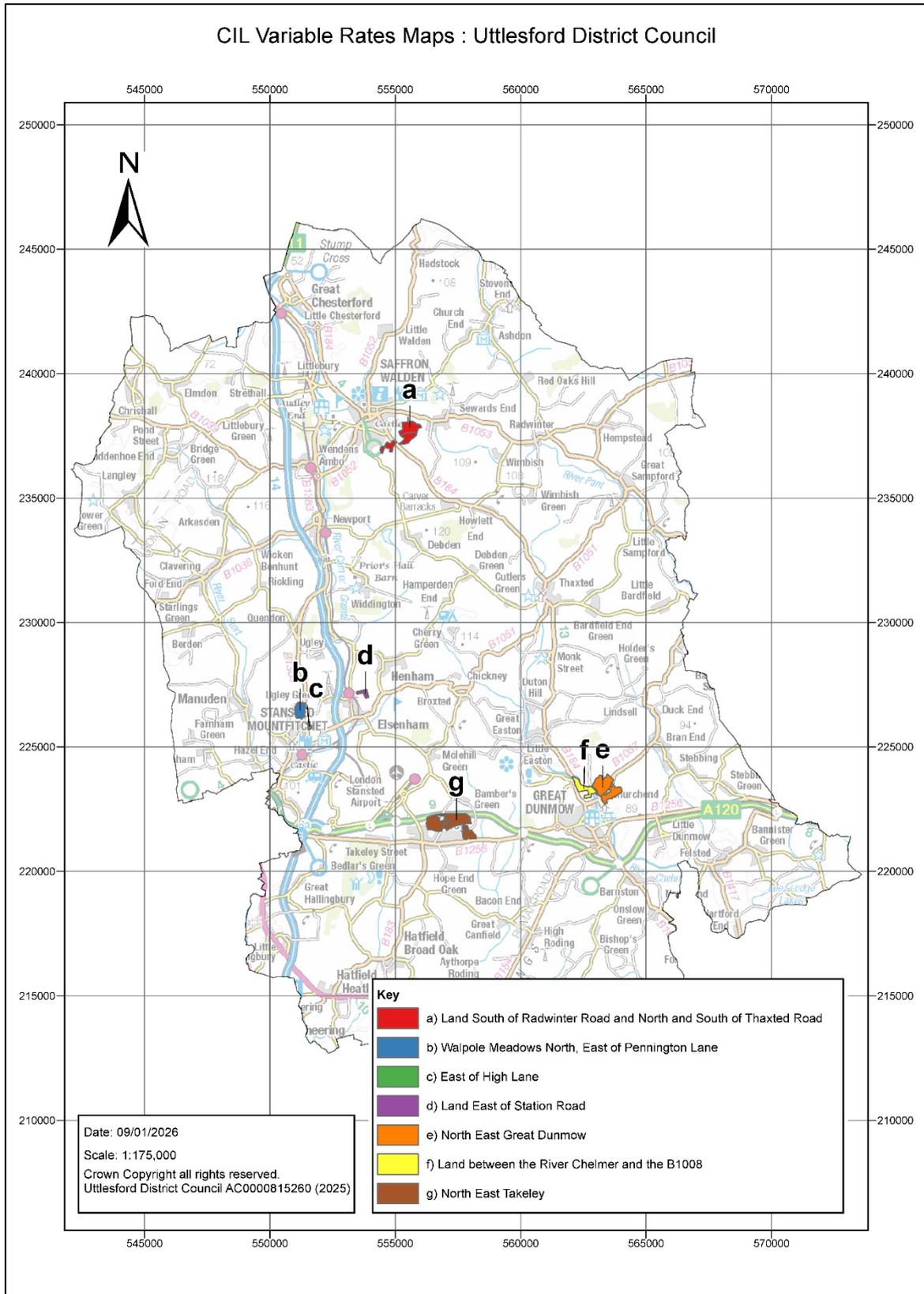
The above levy rates are required to be paid to the Council through the following instalments following the provision of a CIL Demand Notice issued by the Council.

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 Instalment 2: 50% within 180 days
£20,000 - £99,999.99	Instalment 1: 25% within 60 days Instalment 2: 25% within 180 days Instalment 3: 25% within 365 days Instalment 4: 25% within 540 days
£100,000 - £499,999.99	Instalment 1: 20% within 60 days Instalment 2: 20% within 180 days Instalment 3: 20% within 365 days Instalment 4: 20% within 540 days Instalment 5: 20% within 730 days
£500,000 or more	Agreement of project specific payment schedule Instalment 1: 20% within 60 days Instalment 2: 20% within 180 days Instalment 3: 20% within 365 days Instalment 4: 20% within 540 days Instalment 5: 10% within 730 days Instalment 6: 10% within 900 days

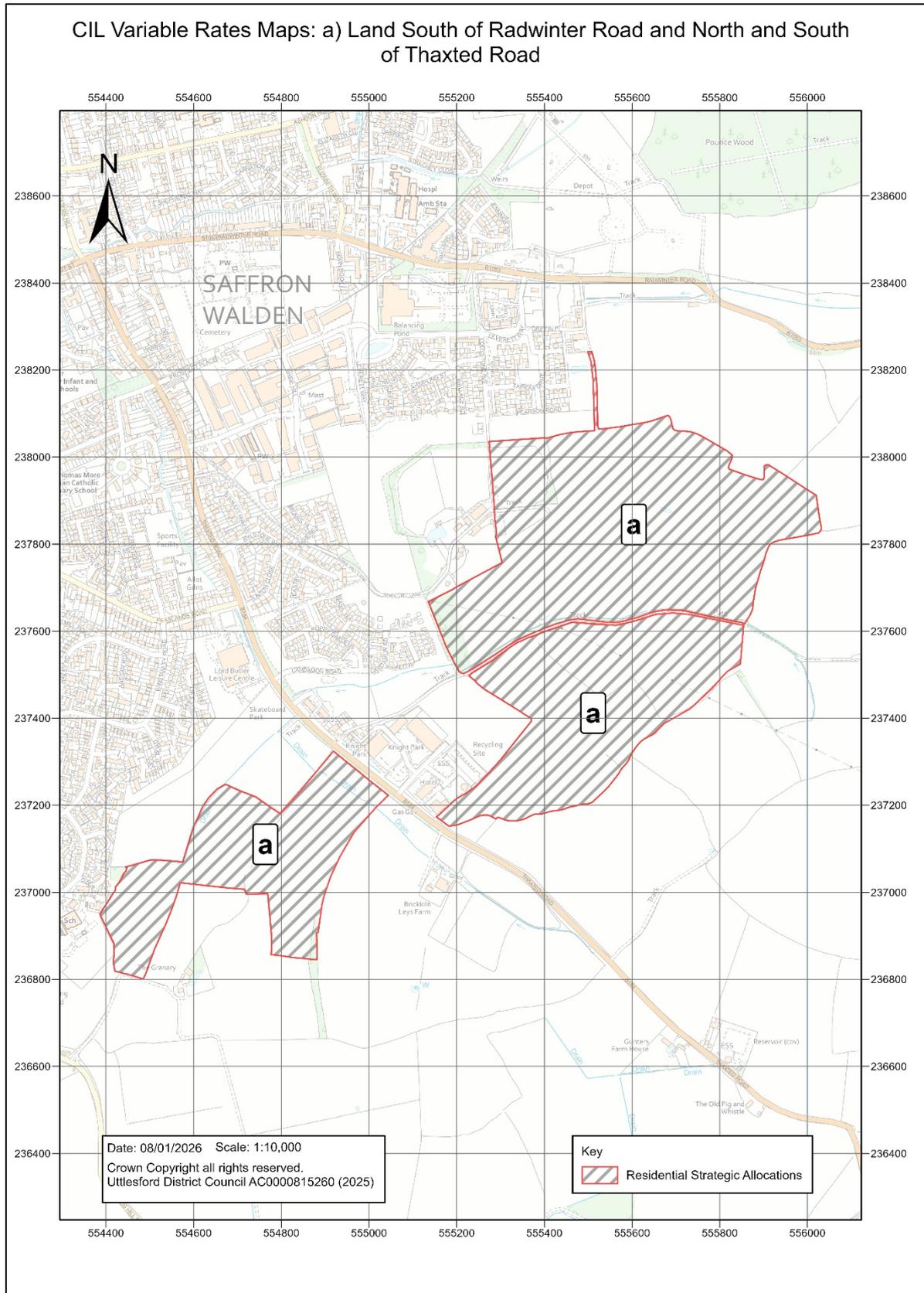
Note: Any and all outstanding instalments become due immediately on completion of the final unit irrespective of the schedule shown in the table above.

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

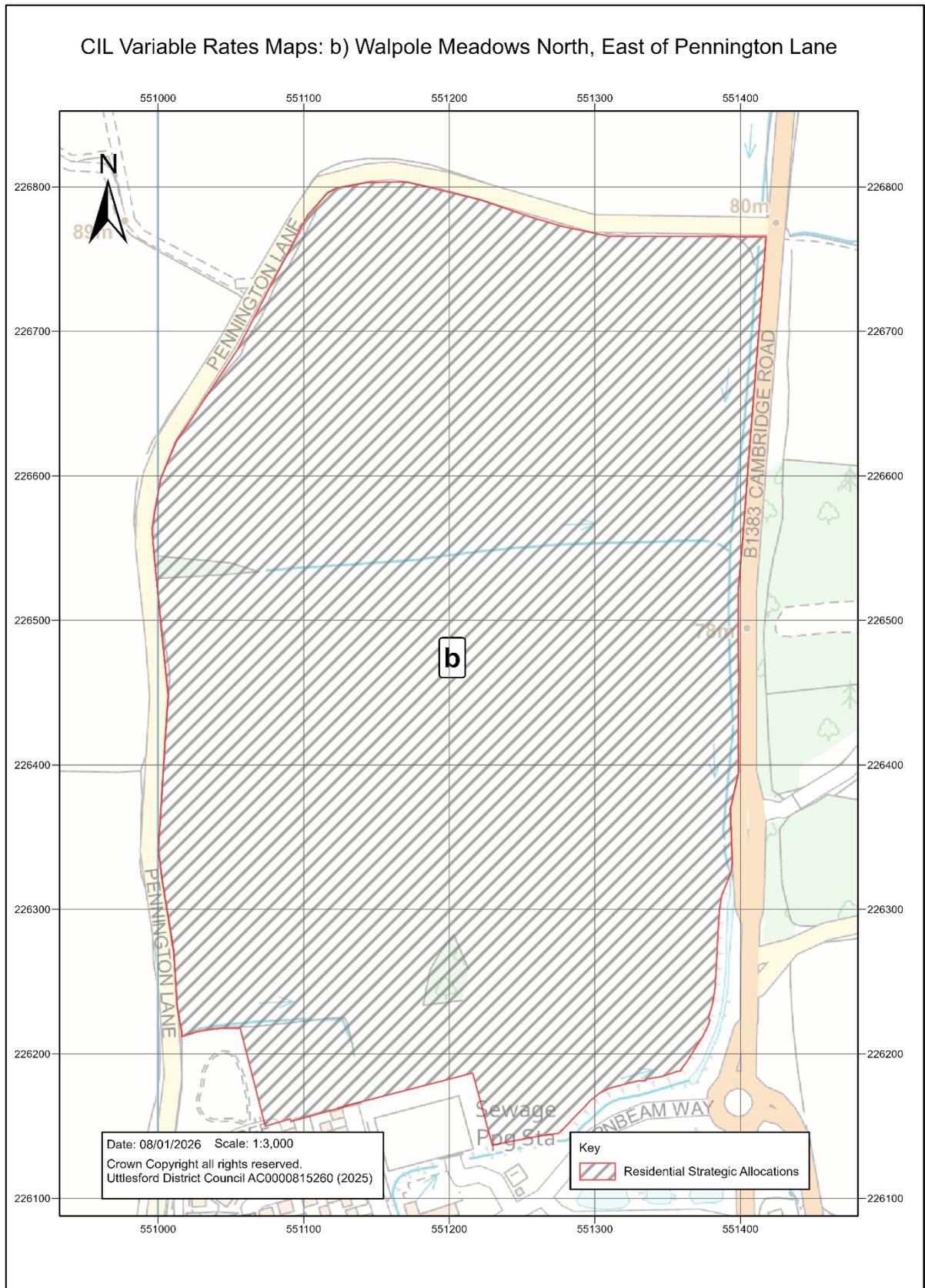
a)



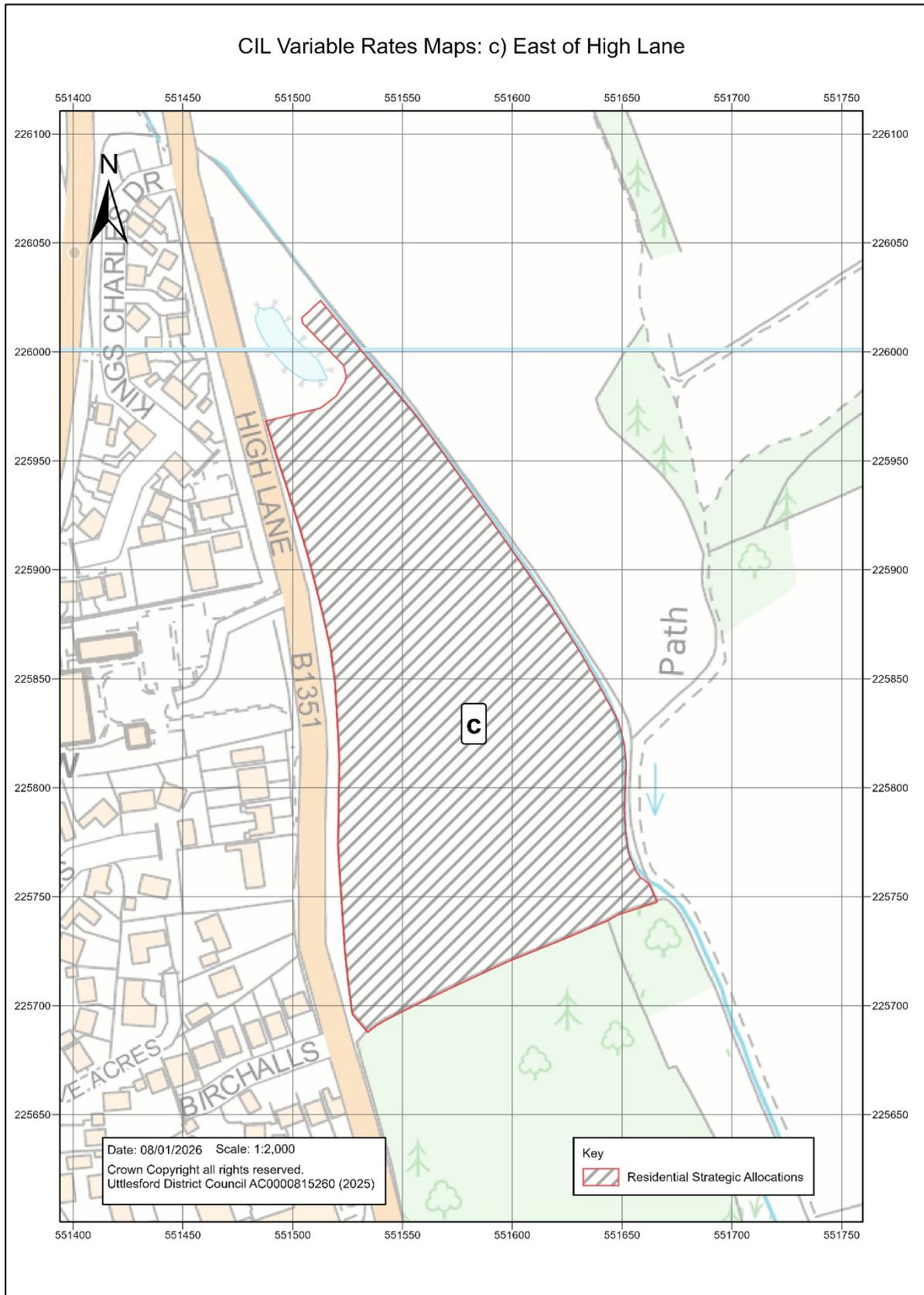
Land South of Radwinter Road and North and South of Thaxted Road, Saffron Walden



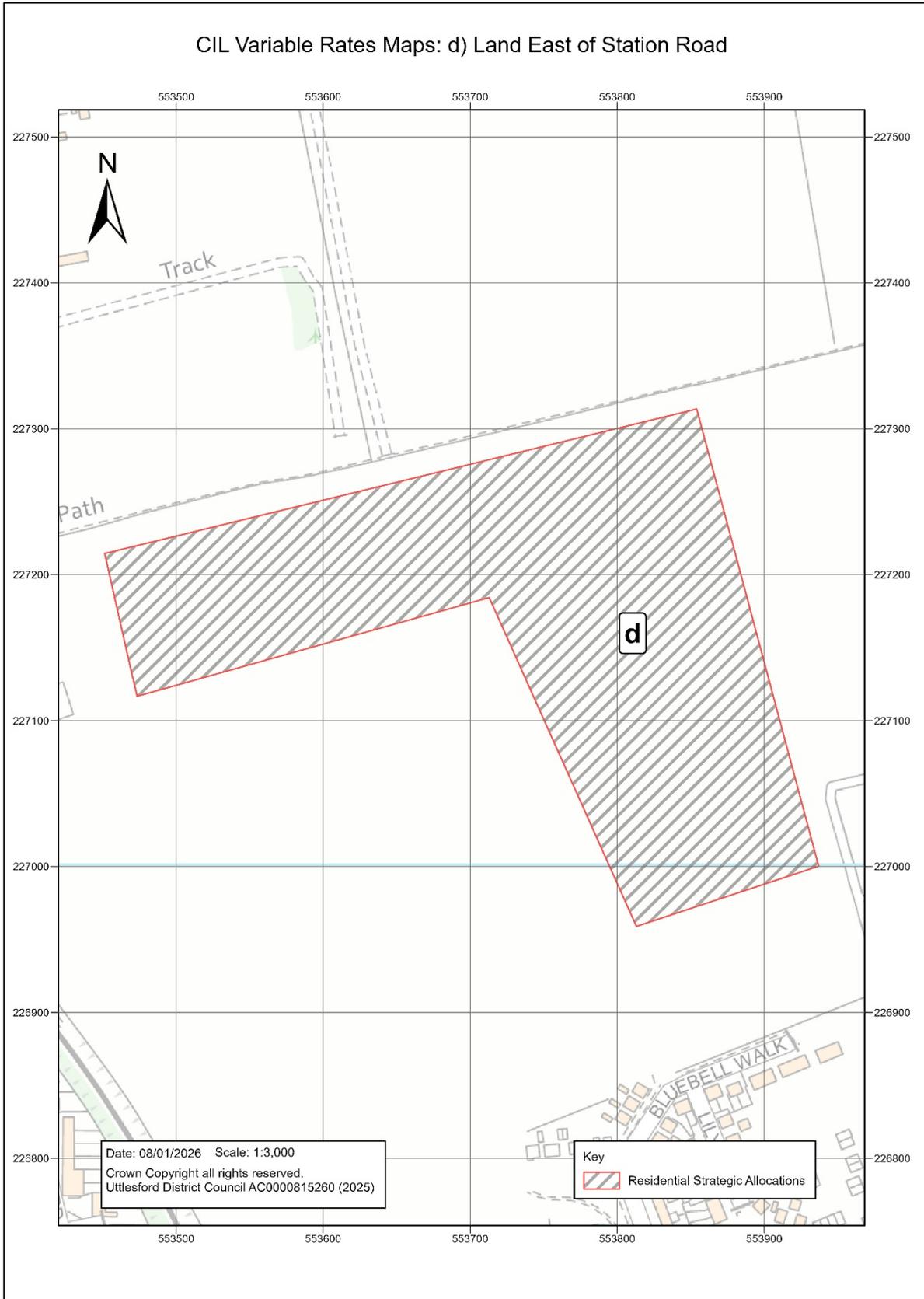
b) Walpole Meadows North, East of Pennington Lane, Stansted Mountfitchet



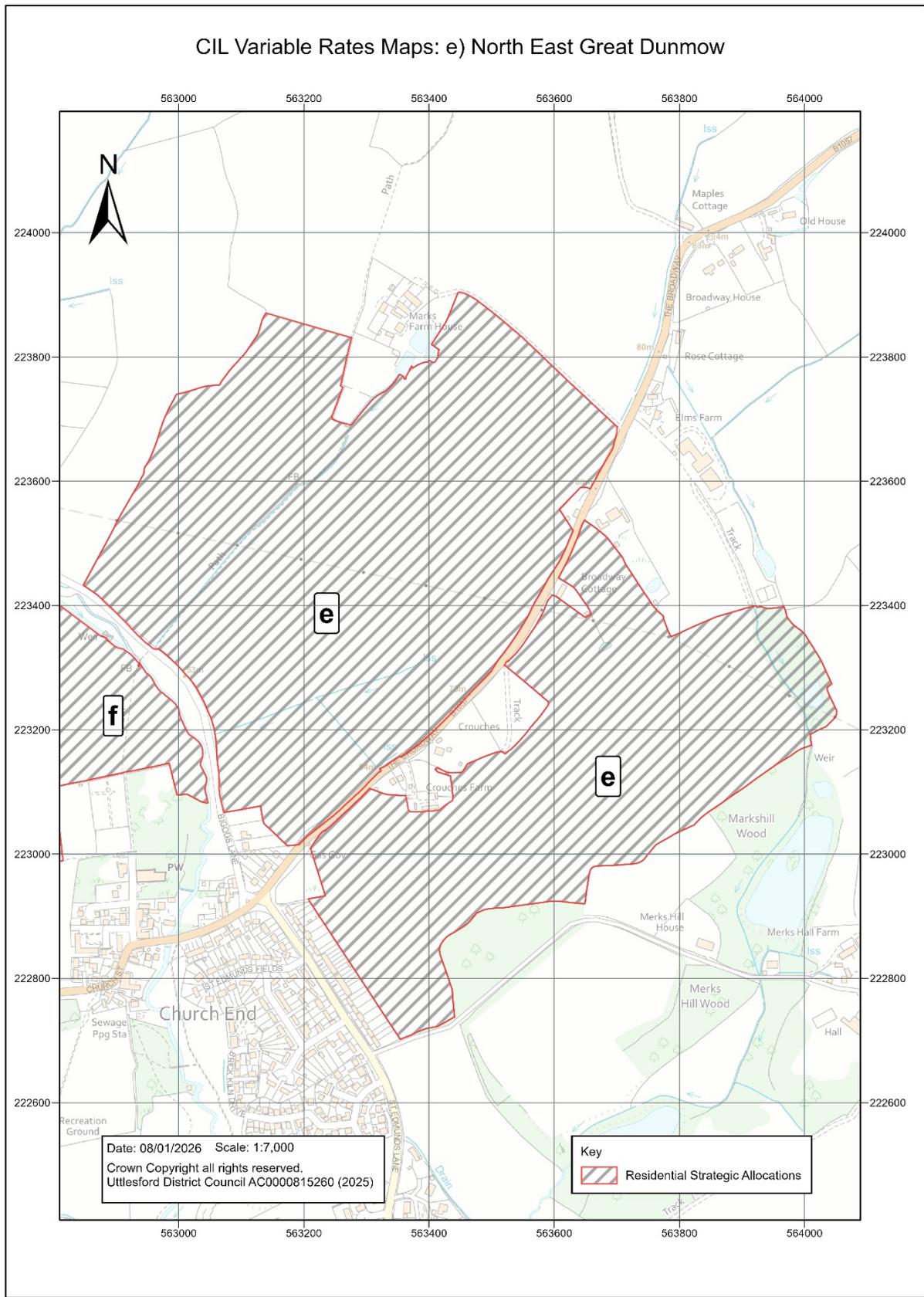
c) East of High Lane, Stansted Mountfitchet



d) Land East of Station Road, Elsenham



e) NE Great Dunmow, Great Dunmow



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

