

Appendix 3 – CIL Consultation Response Summary (06/02/2026)

1. Introduction

- 1.1. The CIL Draft Charging Schedule consultation was held for a six-week period between 15th September and 27th October 2025 in accordance with Regulation 16 of the Community Infrastructure Levy Regulations (as amended) 2010.
- 1.2. Hard copies of all the consultation documents and all supporting consultation material and evidence base documents were made available for inspection at the Council's Offices.
- 1.3. The following consultation documents were published on the Council's website and made available for inspection at the Council offices:
 - Community Infrastructure Levy Draft Charging Schedule
 - Community Infrastructure Levy Viability Assessment Report.
 - CIL Developer Contributions: Draft Supplementary Planning Document (2025)

2. Responses

- 2.1. Twenty-one responses were received by the Council from developers, organisations, individuals, and statutory consultation bodies.
- 2.2. The key issues raised through the representations are summarised below in table 1 below.

Table 1: Table of Key Issues

| Topic | Key issues | Consultee |
|--------------------|--|---|
| Proposed CIL rates | <ul style="list-style-type: none">• Support for the proposed CIL rates, with recommendations for rates to be applied to all development and rates to be increased.• Objections to the proposed CIL rates, with recommendations for rates to be reduced.• The impacts of CIL on the viability and deliverability of new development.• Approach to assessing viability should be more cautious. | <ul style="list-style-type: none">• Savills• HGH Consulting obo Landsec• Mark Welbourn• Gladman• Bidwells obo Hill Residential• The Hargrove Family• D Hill |

| Topic | Key issues | Consultee |
|--------------------------|---|---|
| | <ul style="list-style-type: none"> • Requests for CIL exemptions from CIL. • Rates are prohibitive for self-building. • Rates in neighbouring authorities are lower. • Request to make greenfield land development prohibitive. • Request more clarity around brownfield land definition. | |
| Instalments policy | <ul style="list-style-type: none"> • Support for the proposed instalment policy. • Seek clarification on instalment policy for liabilities over £500,000. • Request instalment policy with specific “days from commencement” instalments. | <ul style="list-style-type: none"> • Quod obo Portland Capital |
| CIL Viability Assessment | <ul style="list-style-type: none"> • The Viability Assessment is a challenging document to review. • The Viability Assessment is unsound. • Objection to assumptions, including site value benchmark, purchaser’s cost, finance rate, site coverage distribution centre, yields and incentives. • Landowners not consulted on the production of the Viability Assessment. | <ul style="list-style-type: none"> • Savills • D Hill • The Hargrove Family |
| Discretionary relief | <ul style="list-style-type: none"> • Support for discretionary relief. • Objection to discretionary relief. | <ul style="list-style-type: none"> • D Hill • The Hargrove Family • Mark Welbourn |
| Implementation of CIL | <ul style="list-style-type: none"> • Question how Section 106 developer Contributions will be used alongside CIL. • More clarity needed on how CIL funds will be used, including education and open space provision. • Request to introduce transitional arrangements. | <ul style="list-style-type: none"> • Stansted Mountfitchet Parish Council • Nigel Wood • Sarah Moss • Bidwells obo Hill Residential |

3. Modifications

3.1. The Planning Practice Guidance (PPG) outlines that any changes made to the Charging Schedule between Regulation 16 consultation and submission should not be ‘substantive’, otherwise there would be a need to reconsult. The council considers that these modifications (presented in table 2) are not considered to be substantive,

therefore no further public consultation on the updated CIL Charging Schedule is required prior to submission.

Table 2: Table of Proposed Modifications

| Ref | Location of modification | Summary of modifications made | Reason for modification | Consultee |
|------------|---------------------------------|---|---|-----------------------------------|
| 1 | Page 1 | Amended date of the Draft Charging Schedule from August 2025 to February 2026 | To ensure that the date of the most up to date version of the Draft Charging Schedule is clearly referenced. | N/A (UDC amendment) |
| 2 | Page 1 | Move reference '(3)' before 'sites' | For further clarity | N/A (UDC amendment) |
| 3 | Page 1 | Against the "Flatted development" type, clarification text has been added to note that this applies to 100%. | To clarify that this CIL rate applies to 100% flatted development. | Churchill Living & McCarthy Stone |
| 4 | Page 1 - 2 | Expanded Note 5 to include exclusions from the definition of Previously Developed Land (PDL) and to signpost readers to the Council's CIL webpages for further guidance regarding measuring liability on sites with a mix of PDL and greenfield land. | In response to a representation which raised concern regarding ambiguity around sites which are partly PDL and partly greenfield. The modifications aim to clarify the methods that will be used by the Council to determine the Gross Internal Area measurements on both PDL and greenfield. | Quod obo Portland Capital |
| 5 | Page 2 | Clarify that the strategic residential allocations are zero rated | For further clarity | Bidwells obo Hill Residential Ltd |
| 6 | Page 3 | Removed the £500,000 or more liability value and, "Agreement of project specific payment schedule". Replaced it with a new specific instalment policy for liability values of £500,000 or more. | This is in response to a representation which questioned the legal compliance of the Instalments Policy against Regulation 69B of the CIL Regulations 2010 (as amended). The proposed modification adds a new instalment threshold for payments of £500,000 or more. | Quod obo Portland Capital |
| 7 | Pages 5 – 11 | Maps amended to provide clear annotation of each zone boundary and to provide National Grid Lines and reference numbers | To ensure compliance with Regulation 12 of the CIL Regulations 2010 (as amended). | N/A (UDC amendment) |

4. Conclusion

- 4.1. The Council has undertaken a comprehensive consultation on the draft CIL Charging Schedule, which meets the requirements of the CIL Regulations 2010 (as amended).
- 4.2. All comments provided within the representations received have been assessed in detail to determine if any amendments are required to the draft CIL Charging Schedule and associated evidence base. The assessment concluded that minor amendments were required to the Charging Schedule to address issues raised. Given the likely impacts of the amendments, no further consultation on the draft CIL Charging Schedule is required prior to submission.