

Community Infrastructure Levy- Draft Instalment Policy

This Policy is made in line with Regulation 69B of the Community Infrastructure Levy Regulations 2010 (as amended).

The Community Infrastructure Levy will be payable as follows: -

Residential Development

At present the Borough Council requires payment of contributions in respect of avoidance measures (SANG) for the Thames Basin Heaths SPA on commencement of development. As such, the instalments policy will have to take this into consideration. Therefore the Council will ensure that an amount of CIL to cover the costs of SANG would be paid on commencement (or as soon as possible thereafter) and then other CIL charges will follow in subsequent instalments as set out below.

Chargeable amount less than £50,000

1. Full payment required within 60 days of commencement date or prior to completion of 1st dwelling whichever is the sooner.

Chargeable amount £50,000 to £250,000

1. First instalment representing 25% of chargeable amount required within 90 days of commencement date or prior to completion of 25% of dwellings whichever is the sooner.
2. Second instalment representing 25% of chargeable amount required on completion of 50% of dwellings.
3. Final instalment representing 50% of chargeable amount required on completion of 75% of dwellings.

Chargeable amount over £250,000

1. First instalment representing 25% of chargeable amount required within 90 days of commencement date or prior to completion of 25% of dwellings whichever is the sooner.
2. Second instalment representing 25% of chargeable amount required on completion of 50% of dwellings.
3. Third instalment representing 25% of chargeable amount required on completion of 75% of dwellings.
4. Final instalment of remaining charge on completion of final dwelling

Note: For all residential development the percentage of dwellings will be rounded up where exact dwelling numbers are not possible.

Retail Development

Chargeable amount less than £50,000

1. Full payment required within 60 days of commencement date.

Chargeable amount £50,000 to £250,000

1. First instalment representing 25% of chargeable amount required within 60 days of commencement date.
2. Second instalment representing 25% of chargeable amount required prior to completion of 50% of development.
3. Final instalment representing 50% of chargeable amount on completion of 75% of development.

Chargeable amount over £250,000

1. First instalment representing 25% of chargeable amount required within 60 days of commencement date.
2. Second instalment representing 25% of chargeable amount required prior to completion of 50% of development.
3. Third instalment representing 25% of chargeable amount on completion of 75% of development.
4. Final instalment representing remaining chargeable amount of completion of 100% of development.

Note: For all development commencement date will be taken to be the date advised by the developer in the commencement notice under CIL Regulation 67. If no commencement notice has been received by the Borough Council the commencement date will be determined by the Borough Council in accordance with the CIL Regulations 2010 (as amended).

Notwithstanding the fact that SANG/ SAMM payment has been made in order to ensure compliance with the Habitats Regulations no occupation of the development is permitted until the SANG is actually ready for use

This instalments policy takes effect on the 1st December 2014