

# Epping Forest District Council Community Infrastructure Levy Draft Charging Schedule Consultation Response Form

## Consultation 28<sup>th</sup> July to 9<sup>th</sup> September 2025

Please return the completed form by no later than **5pm on 9<sup>th</sup> 9th September 2025** to  
Epping Forest District Council,  
or email to [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk) .

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view on the Council website [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk) and at the Council Offices.

For further information or support, contact the Planning Policy Team directly on 01992 564000 or email [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk) .

## Contact Information

Personal Details		Tick box if agent <input type="checkbox"/>
Title		
First Name		
Last Name		
Organisation		
Address		
Postcode		
Email address		
Telephone number		

### Contact Epping Forest District Council:

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

Email: [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk)

Tel: 01992 564000

Address: Civic Offices, 323 High Street, Epping,  
CM16 4BZ

## Response

Question 1: The Community Infrastructure Levy (CIL) Viability Assessment (May 2025) informed the production of the proposed rates in the draft CIL Charging Schedule. This document is available to view on the Council website and at the Council Offices.

Do you have any comments on the content of the CIL Viability Assessment Update?

Question 2: Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Assessment?

Question 3: Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

Question 4: CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the District, the draft CIL Charging Schedule proposes variable rates for different kinds of development.

Do you have any comments on the proposed CIL rates?

Question 5: Should any types of development be charged a different CIL

rate, and if so, why?

Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

Question 6: To support the financial viability of new development in the

area, the draft CIL Charging Schedule includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time.

Do you have any comments on the draft Instalments Policy?

Question 7: The Consultation Information Booklet available on the Council

website and at the Council Offices provides information on the types of development which would be required to pay the levy. The CIL Regulations allow the Council to give relief or grant exemptions to identified types of the development from paying the levy. The Council has not identified any types of development which may require specific discretionary relief or exemption from paying the levy beyond the compulsory relief outlined in the Regulations.

Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

Question 8: Do you have any other comments on the draft CIL Charging



Schedule?

## Examination of the draft CIL Charging Schedule

Following this consultation, the draft Charging Schedule will be submitted to be examined by an independent examiner. By submitting this consultation response, you have the opportunity to participate in any examination hearings.

**Please tick the box below if you would like to participate in the examination in public on the draft Charging Schedule:**

☐ I would like to participate in the draft CIL Charging Schedule examination in public

## Future notifications

**Please tick the boxes below if you would like to be informed about the future progression of the draft CIL Charging Schedule:**

☐ I would like to be notified about the future progression of the Draft CIL Charging Schedule, including the submission of the Schedule, the date of the examination, the publication of the recommendations of the independent examiner, and the adoption of the CIL Charging Schedule by the Council.

## Data protection

The information provided in this form will be stored on a database used solely in connection with the Epping Forest District Council CIL Charging Schedule. As copies of representations must be made available for public inspection in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), they cannot be treated as confidential. Your consultation representation will be made available to view on the Council's website alongside your name and where applicable your organisation. Your address, signature and contact details will not be made available.

Signature:	Date:
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**Contact Epping Forest District Council:**  
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