

Community Infrastructure Levy Draft Charging Schedule Consultation

The Community Infrastructure Levy draft Charging Schedule consultation will take place from Monday 28th July until Tuesday 9th September 2025.

About the consultation

The Council has published the Community Infrastructure Levy draft Charging Schedule for public consultation. The production of the draft Charging Schedule has been informed by the CIL Viability Assessment (May 2025), which considered the ability of different types of development in all areas of the District to pay a levy in addition to the normal costs associated with development.

Through this consultation the Council is seeking your views on the draft Charging Schedule and associated evidence base documents. Please provide comments on the draft Charging Schedule by the **5pm on Tuesday 9th September** using the consultation response form available on the Council's website <https://www.eppingforestdc.gov.uk/> and from the Council Offices.

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the District Council to provide infrastructure which is required to support new development within the local area. This infrastructure could include roads, transport facilities, flood defences, education facilities, medical facilities, sporting and recreation facilities, and open spaces.

Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities.

The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.

Why introduce a levy in the District?

- It provides a simple and transparent process for the collection of funds and the provision of infrastructure.
- It collects contributions from a wide range of developments to allow the Council to deliver more projects for new and improved infrastructure that support growth and benefit the local community.
- It gives the Council flexibility to set its own priorities on projects benefitting the wider community affected by development, unlike section 106 agreements which are more restrictive in their use.
- It is non-negotiable and therefore can save time and cost by reducing the need for negotiations between the Council and developers.
- It is fair, as it relates the amount of the contribution to the size of the development.

How will the levy work?

The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy.

Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'.

How will the Council introduce the Community Infrastructure Levy?

The CIL rates are published within a Charging Schedule. The Council will specify in the Charging Schedule what types of development are liable to pay the levy and the relevant rates for these development types.

When setting levy rates, the Council will need to ensure that they do not render new development within the District financially unviable, while also ensuring that the levy will provide sufficient funds to support the delivery of new and improved infrastructure. The Council is consulting on a draft Charging Schedule to provide everyone with the opportunity to give their views on the proposed levy rates.

How to respond

Please provide comments on the draft Charging Schedule using the consultation response form by 5pm on Tuesday 9th September. The response form can be downloaded from the Council's website <https://www.eppingforestdc.gov.uk/>

Consultation responses should be emailed to LDFconsult@eppingforestdc.gov.uk or posted to Epping Forest District Council, Civic Offices, 323 High Street, Epping, CM16 4BZ.

The draft Charging Schedule and all supporting consultation material and evidence base documents are available to view on the Council's website www.eppingforestdc.gov.uk and at the Council Offices.

For further information, contact the Planning Policy Team directly on 01992 564000, email planning@eppingforestdc.gov.uk