

Epping Forest District Council Community Infrastructure Levy Draft Charging Schedule June 2025

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⁾	In Epping Forest District Local Plan ⁽³⁾ Strategic Site Allocations ⁽⁴⁾ :	
	East of Harlow (North)	£0
	Latton Priory	£0
	Water Lane	£0
	South Epping	£360
	North Weald Bassett	£120
	Waltham Abbey North	£360
	In all other areas:	
	Flatted Development	£0
	Previously Developed Land ⁽⁵⁾	£0
	Greenfield Sites ⁽⁶⁾ in the following areas ⁽⁷⁾ :	
	South West	£360
	Epping / Waltham Abbey and adjacent	£360
	Adjacent to Harlow	£180
	Rural	£180
Specialist Housing	Sheltered Housing ⁽⁸⁾	£320
	Extra Care Housing ⁽⁹⁾	£200
Employment Uses	Large Scale Industrial ⁽¹⁰⁾	
	Greenfield ⁽⁶⁾ sites	£120
	Brownfield ⁽¹¹⁾ sites	£110
	Storage and Distribution ⁽¹²⁾	£150
Retail	Prime retail in Epping and Waltham Abbey ⁽¹³⁾	£260
	Supermarket ⁽¹⁴⁾	£260
	Retail warehouse ⁽¹⁵⁾	£180
All other development		£0

Notes

- (1) Relevant to all areas of the District unless specified.
- (2) Excluding specialist housing.
- (3) Epping Forest District Local Plan 2011-2033, adopted March 2023.
- (4) The location and boundary of the sites are presented in the CIL Variable Rates Maps 1 below.

Contact Epping Forest District Council:

Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

- (5) 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.
- (6) Land which is not PDL as defined above. 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.
- (7) Excluding the Epping Forest District Local Plan Strategic Site Allocations listed above. The areas are presented in the CIL Variable Rates Maps 2 below.
- (8) Sheltered housing (also referred to as retirement living): This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.
- (9) Extra care housing (also referred to as housing-with-care): This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses.
- (10) Relating to industrial uses, excluding space associated with car parking and landscaping, where the built footprint of the proposed building is 2,000sqm or more in size.
- (11) Also referred to as 'previously developed land', see note (5) above.
- (12) Uses within the Use Classes Order Class B8 storage and distribution.
- (13) Relating to retail development in 'prime' areas which is not a supermarket or retail warehouse as defined below. Prime retail areas are defined by the Epping Forest District Local Plan Primary Shopping Areas presented within the CIL Variable Rates Maps 3 below.
- (14) Defined as retail selling predominantly convenience goods in premises of 1,000m² or more, 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.
- (15) Defined as retail selling predominantly comparison goods (such as carpets, furniture, electrical goods, DIY items) in large premises of 2,000m² or more.



**Epping Forest
District Council**

Contact Epping Forest District Council:

Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

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

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



**Epping Forest
District Council**

Contact Epping Forest District Council:

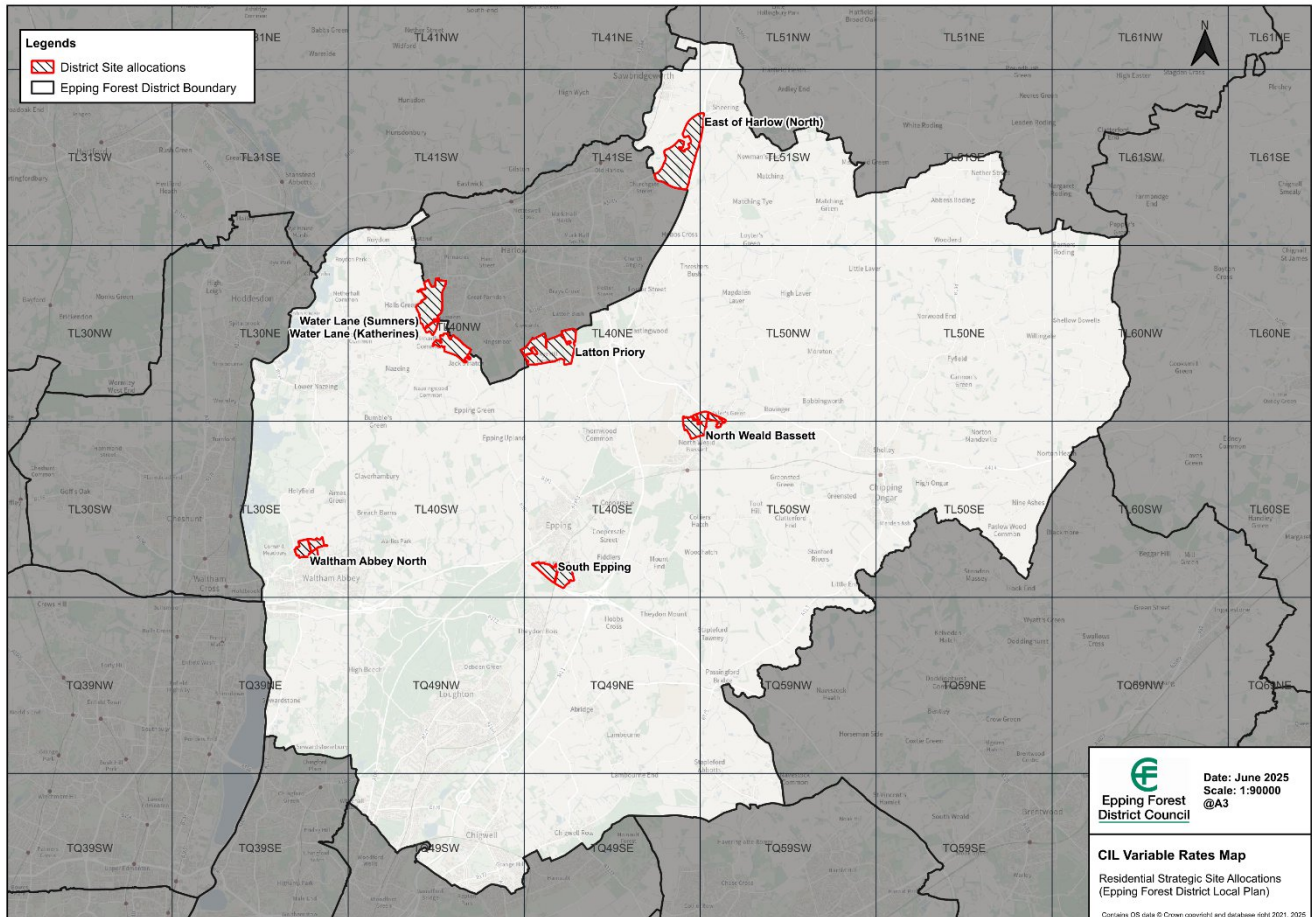
Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

CIL Variable Rates Maps 1: Epping Forest District Local Plan Strategic Site Allocations



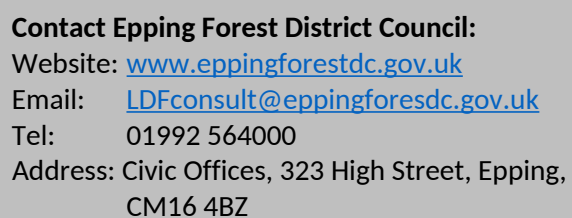
Legends

- Residential Site allocations
- Epping Forest District Boundary

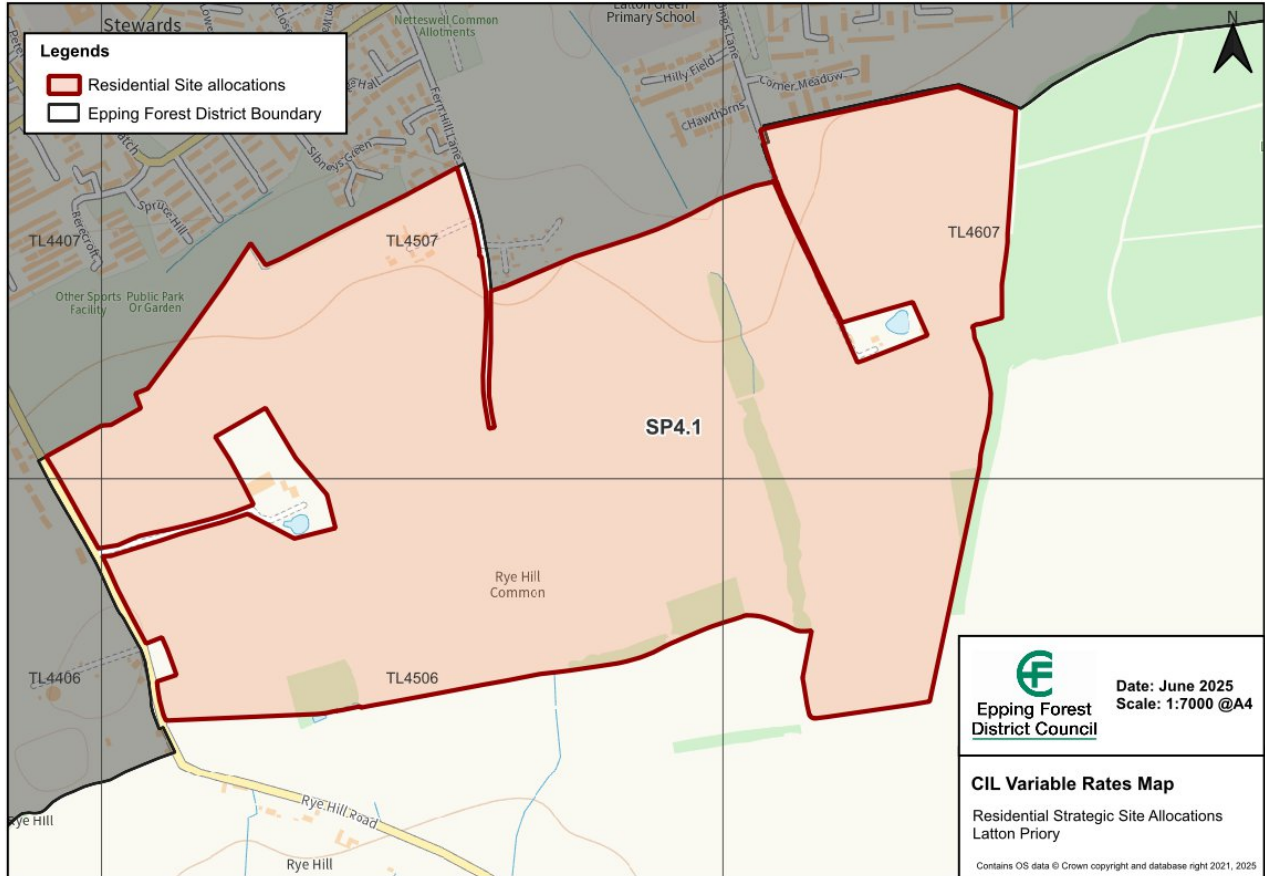
Map Labels: TL4713, TL4813, TL4913, TL5013, TL5113, TL4712, TL4812, TL4912, TL5012, TL5112, TL4711, TL4811, TL4911, TL5011, TL5111, TL4710, TL4810, TL4910, TL5010, TL5110, TL4709, TL4809, TL4909, TL5009, TL5109, TL4708, TL4808, TL4908, TL5008, TL5108, TL4707, TL4807, TL4907, TL5007, TL5107, TL4706, TL4806, TL4906, TL5006, TL5106, TL4705, TL4805, TL4905, TL5005, TL5105, TL4704, TL4804, TL4904, TL5004, TL5104, TL4703, TL4803, TL4903, TL5003, TL5103, TL4702, TL4802, TL4902, TL5002, TL5102, TL4701, TL4801, TL4901, TL5001, TL5101, TL4700, TL4800, TL4900, TL5000, TL5100.

Map Features: River Stort, Pincey Brook, Sheering Hall Cottages, Sheering Hall, Aylmers Farm, Pincey Brook, Moorhall Wood, Morgan Farm, Laundry Cottages, Churchgate Street, Watlington, Harlowbury Primary School, Kingfisher Way, Aspen Way, Plumtree Drive, Old Park Road, Churchgate Lane, High Lane, Wheeler's Farm, Heather Wood, New House Farm, Sheering Lower Road, A1025, B183, Churchgate Lane, High Lane, Wheeler's Farm, Heather Wood, New House Farm, Sheering Lower Road, A1025, B183.

Map Information: Date: June 2025, Scale: 1:12000, @A4, Epping Forest District Council, CIL Variable Rates Map, Residential Strategic Site Allocations East of Harlow (North), Contains OS data © Crown copyright and database right 2021, 2022.



b) Latton Priory



Contact Epping Forest District Council:

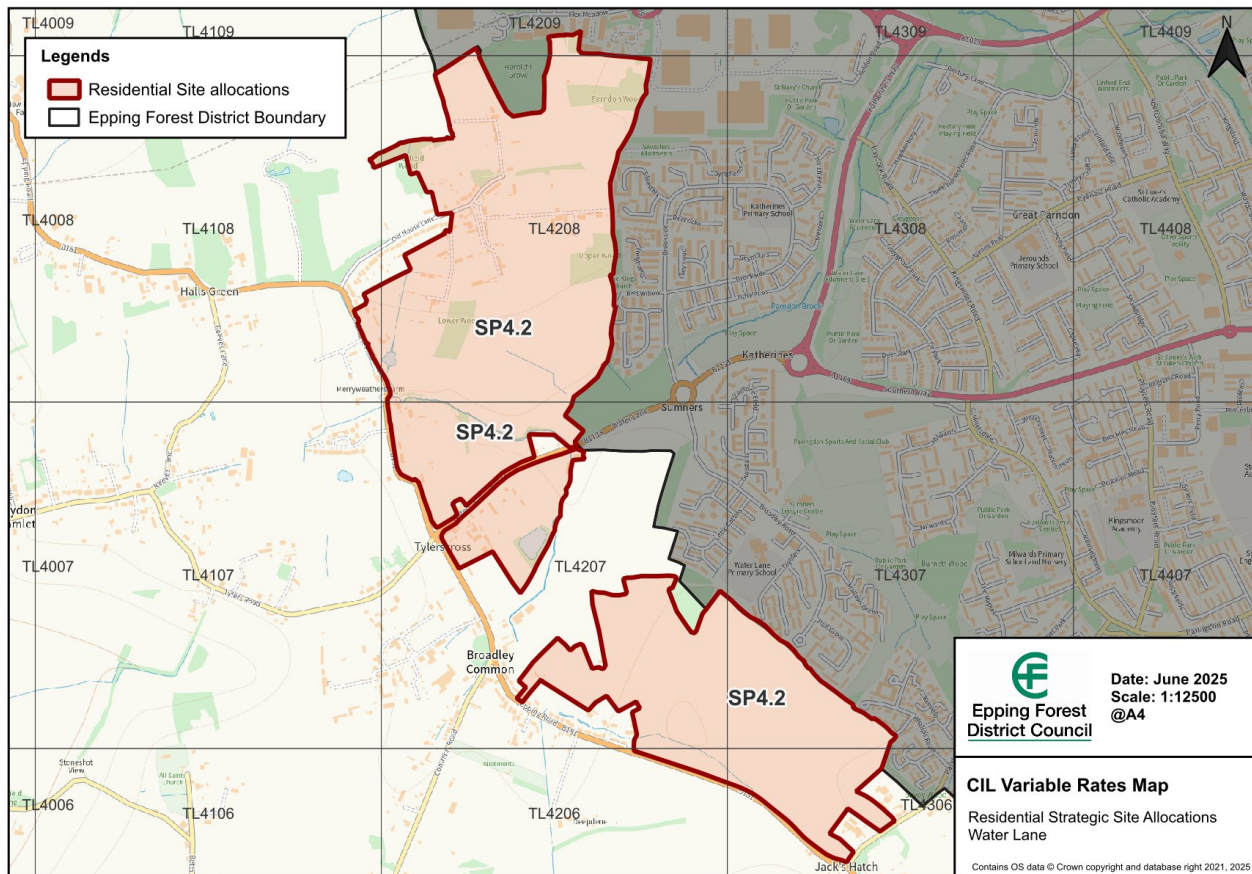
Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

c) Water Lane



Contact Epping Forest District Council:

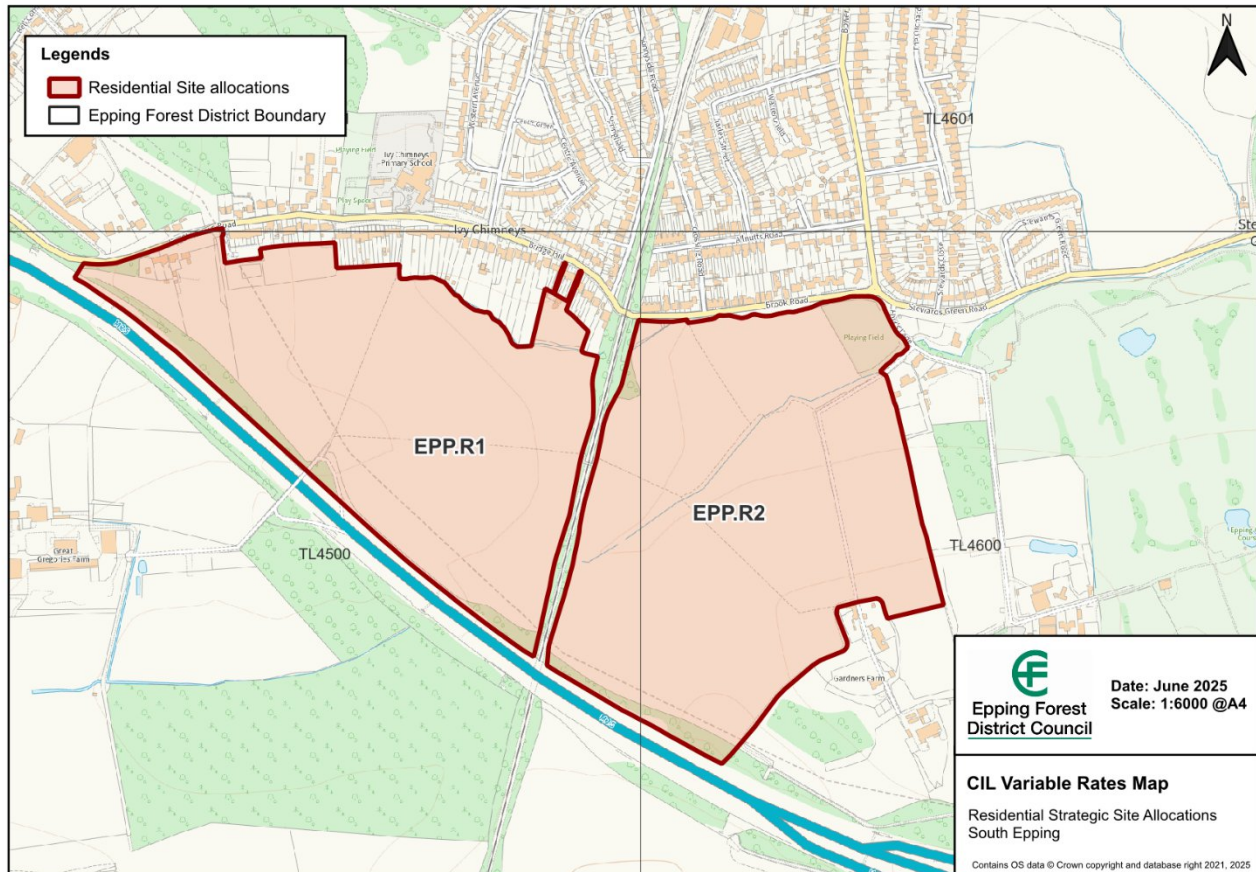
Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforesdc.gov.uk

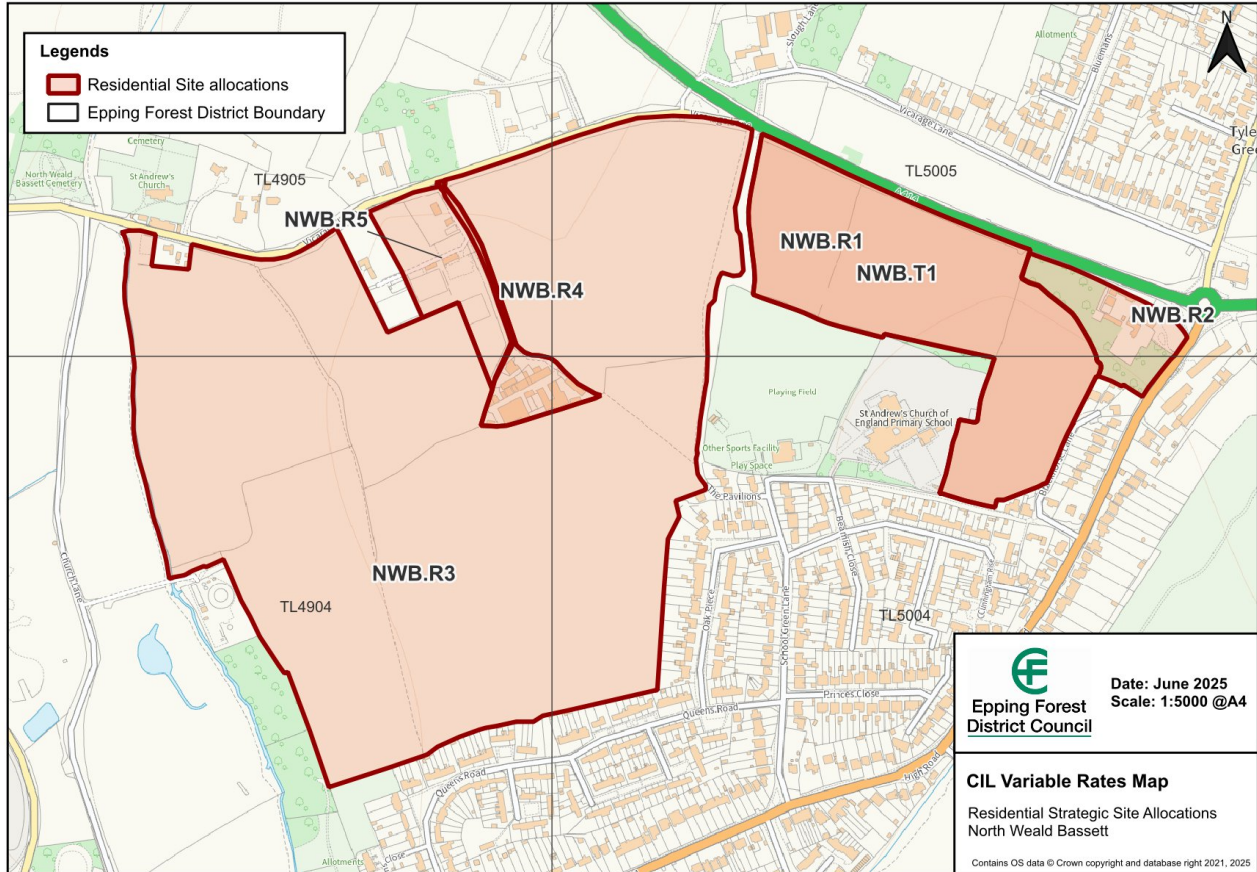
Tel: 01992 564000

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

e) South Epping



f) North Weald Bassett



Contact Epping Forest District Council:

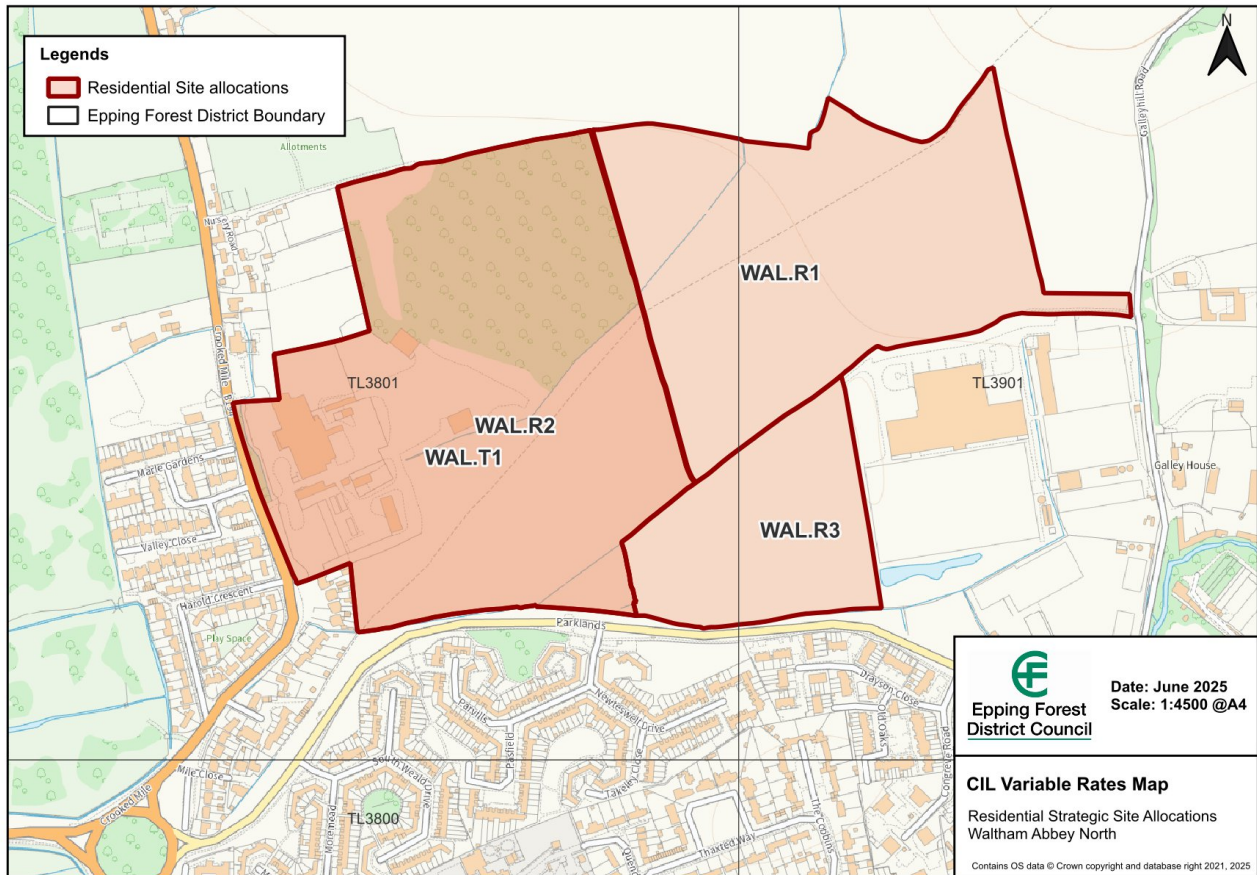
Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

g) Waltham Abbey North



Contact Epping Forest District Council:

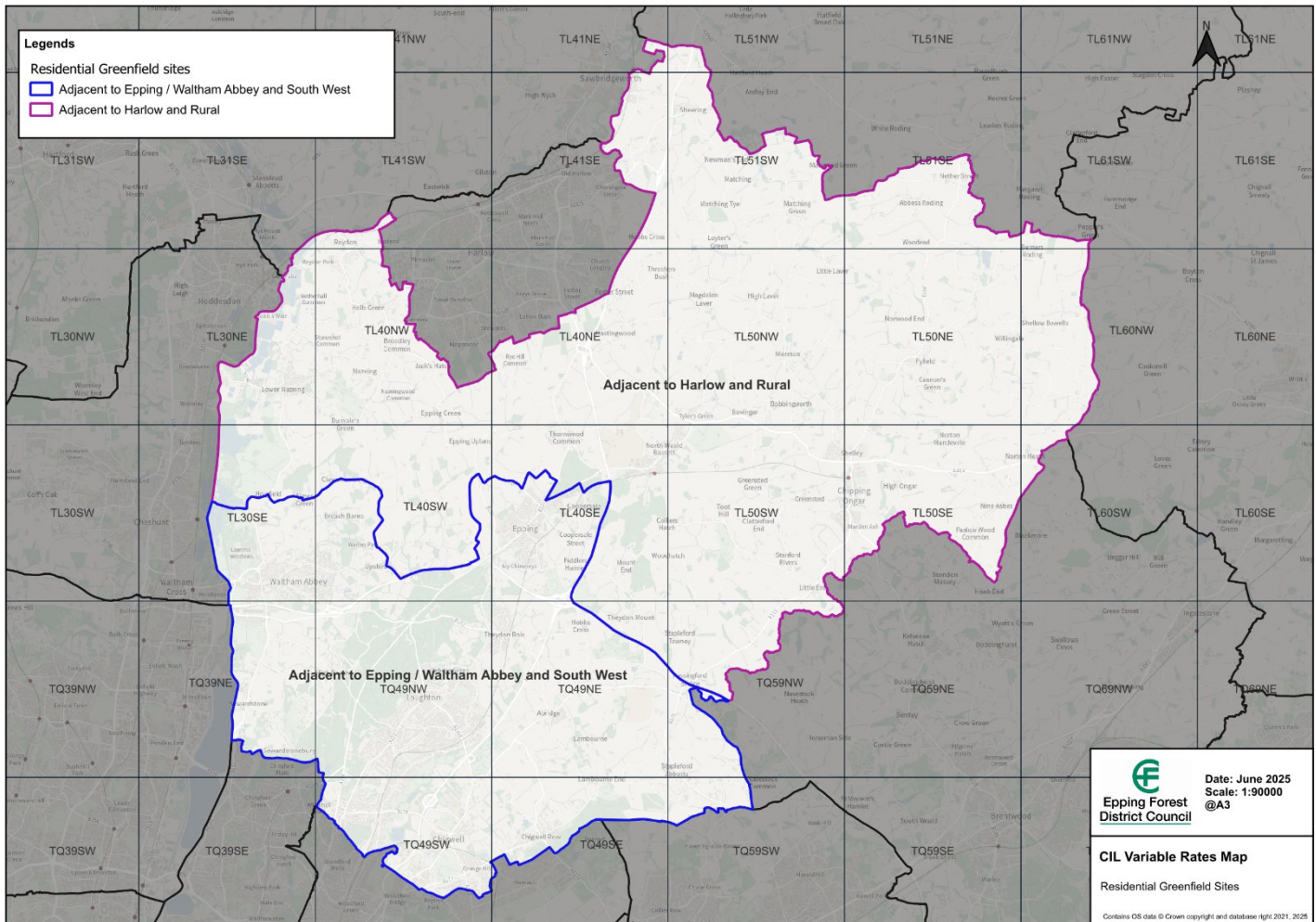
Website: www.eppingforestdc.gov.uk

Email: LDFconsult@eppingforesdc.gov.uk

Tel: 01992 564000

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

CIL Variable Rates Maps 2: Areas of the District identified within the Charging Schedule



**Epping Forest
District Council**

Contact Epping Forest District Council:

Website: www.eppingforestdc.gov.uk

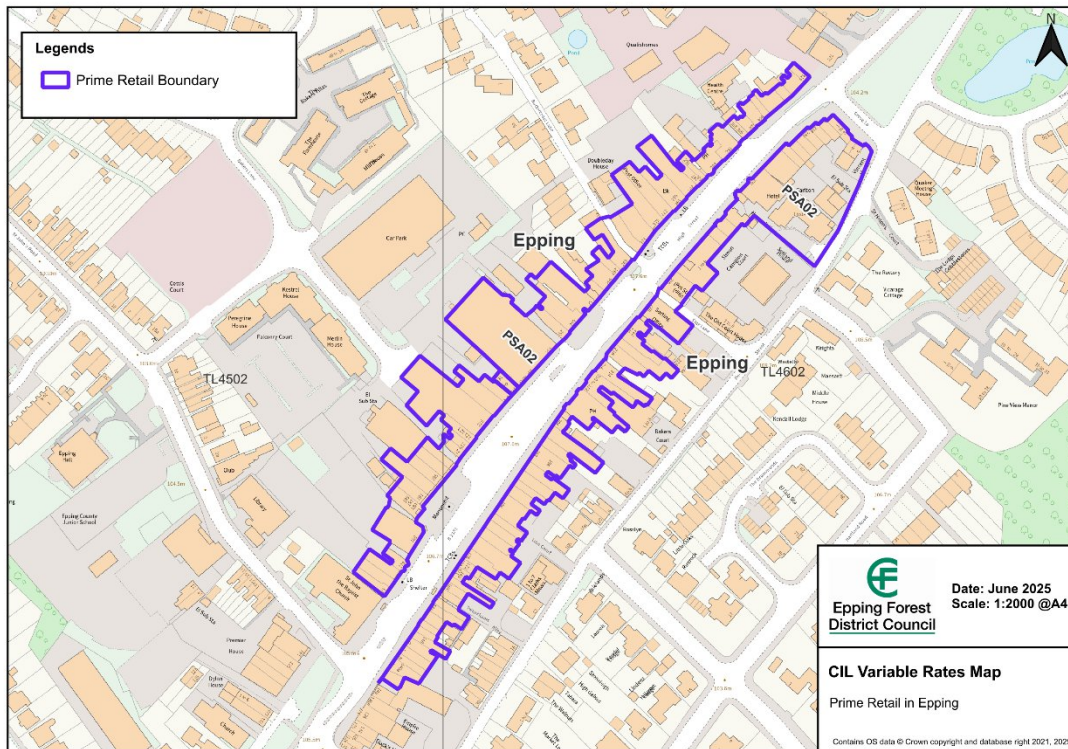
Email: LDFconsult@eppingforestdc.gov.uk

Tel: 01992 564000

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

CIL Variable Rates Maps 3: Epping Forest District Local Plan Prime Retail Areas

a) Epping



f) Waltham Abbey

