

Preliminary Draft Charging Schedule Instalments Policy

February 2015

Draft Instalments Policy

The National Planning Guidance¹ recognises that few if any developments generate value until they are complete either in whole or in phases. Regulation 69B of the Community Infrastructure Levy Regulations 2010 (as amended), allows Charging Authorities to introduce an Instalment Policy. The authority has freedom to decide the number of payments, the amount and the time due. The authority may also revise or withdraw the policy when appropriate.

Instalments Policy

Total CIL Liability	Number of instalments/tranche	Payment Tranche Period
Less than £20,000	1	100% payable within 60 days
Equal to or greater than £20,000 but less than £100,000	3	1st instalment - 25% within 60 days 2nd instalment - 25% within 180 days 3rd instalment - 50% within 360 days
Equal to or greater than £100,000 but less than £2,000,000	3	1st instalment - 25% within 180 days 2nd instalment - 25% by end of yr 1 3rd instalment - 50% by end of yr 2
Equal to or greater than £2,000,000 but less than £10,000,000	4	1st instalment - 25% by end of yr 1 2nd instalment - 25% by end of yr 2 3rd instalment - 25% by end of yr 3 4th instalment - 25% by end of yr 4
Equal to or in excess of £10,000,000	7	Chargeable amounts up to £10,000,000 as instalments for £2,000,000 to £10,000,000, as detailed above, the remaining tranche payable as follows: 5th instalment - 33% by end of yr 5 6th instalment - 33% by end of yr 6 7th instalment - 34% by end of yr 7

This policy will not apply if:

- a) a commencement notice is not submitted by the developer to the Charging Authority prior to commencement of the chargeable development
- b) a valid liability notice has not been received by the Charging Authority prior to commencement of the chargeable development
- c) an instalment payment has not been made in full by the liable party to the Charging Authority after the end of a period of 30 days beginning with the day on which the instalment payment was invoiced by the Charging Authority

When sites come forward through phased development, as expressly provided for in a planning permission, each separate phase of development will be treated as a separate chargeable development as set out in Regulation 8 of the CIL regulations 2010 (as amended).

¹ Planning Practice Guidance Paragraph: 056 Reference ID: 25-056-20140612