



East Cambridgeshire  
District Council

## Community Infrastructure Levy CHARGING SCHEDULE

Adopted by East Cambridgeshire District Council on 10th December 2012  
Took effect from 1st February 2013 and indexation updated January 2025



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# Charging Schedule

## The Charging Authority

This Charging Schedule sets out East Cambridgeshire District Council's Community Infrastructure Levy (CIL) charging rates. The levy will enable the District Council to secure developer contributions towards the delivery of infrastructure and services in East Cambridgeshire. This Charging Schedule sets out the levy rates for different types and locations of development.

East Cambridgeshire District Council is the charging authority and the collecting authority for the purposes of CIL in the district.

## Preparation of the Charging Schedule

The Charging Schedule has been prepared in accordance with Part 11 of the Planning Act 2008, and the Community Infrastructure Levy Regulations 2010 and (Amendment) Regulations 2014.

The Charging Schedule has been informed by local evidence and supporting documents, which can be viewed at the Council offices and on the District Council's website at <https://eastcambs.gov.uk/planning-and-building-control/community-infrastructure-levy>.

The main documents are:

- East Cambridgeshire Core Strategy (2009)
- CIL Viability Assessment (December 2011) and Addendum (May 2012)
- CIL Infrastructure Study (December 2011)
- CIL Preliminary Draft Charging Schedule (consultation: 21 December 2011 – 2 Feb. 2012)
- Summary of Responses on the Preliminary Draft Charging Schedule
- CIL Consultation Paper on a Draft Charging Schedule (consultation: 1st to 31st May 2012)
- Statement of Representations on the Draft Charging Schedule
- Examiners Report on the Draft Charging Schedule (November 2012)

## CIL rates

The CIL charging rates are set out in Table 1 below. The rates will be levied in £ per m<sup>2</sup> of net additional floor space and then an indexation rate applied.

These rates will be charged on most new building development. This includes new dwellings, and other new buildings or extensions which involve at least 100m<sup>2</sup> of net additional floor space. But there are a number of exemptions, including affordable housing and development by charities for charitable purposes. Further guidance can be found on the Council's website under the [CIL web pages](#) and full details are set out in the CIL Regulations <https://www.legislation.gov.uk/uksi/2019/1103/contents/made>

Different residential rates are proposed for different parts of East Cambridgeshire. The charging zones are shown in the maps at the end of this Charging Schedule. It should be noted that the Charging zones are without prejudice to future decisions on land allocations in the emerging Local Plan. Charging for other land uses will apply across the whole geographic district of East Cambridgeshire.

**Table 1 – CIL rates**

Development type	CIL rate per square metre (m <sup>2</sup> )
Residential Zone A – Littleport and Soham (C3)	£40
Residential Zone B – Ely (C3)	£70
Residential Zone C – Rest of the district (C3)	£90
Retail development* Use class E (previously A1/A2/A3/A4/A5) and sui generis uses akin to retail (e.g. petrol filling stations and motor-sales units)	£120
All other uses (unless stated otherwise in this table)	£0
*The retail levy will generally be applied to separate retail units, even where these are part of the same planning application. The main exception to this will be where retail uses are part of the same operation – for example, 3 supermarkets which have on-site petrol stations and fast-food outlets. In these cases the operation will be measured as one development	

**Calculating the chargeable amount**

Regulation 40 of the Community Infrastructure Regulations states that the Collecting Authority must calculate the amount of CIL payable in accordance with the Regulations. The amount of CIL chargeable is calculated using a formula:

$$\frac{R \times A \times I_p}{I_c}$$

Where:

**R** = the relevant area rate per the Charging Schedule which was approved on 10th December 2012

**A** = the deemed net area chargeable

**I<sub>p</sub>** = the index figure for the year in which the planning permission was granted

**I<sub>c</sub>** = the index figure for the year in which the Charging Schedule containing rate R took effect (the base year).

In calculating individual charges for the levy, regulation 40 (as amended by the 2014 Regulations) requires collecting authorities to apply an index of inflation to keep the levy responsive to market conditions. CIL payments are index linked from the year that CIL was introduced to the year that planning permissions are granted. The index figure for a given calendar year before 2020 is the figure for 1st November for the preceding calendar year in the national All-in Tender Price Index published by the Royal Institution of Chartered Surveyors (RICS). The index figure for 2020 and subsequent calendar years is the figure for 1st November for the preceding calendar year in the RICS Building Index for CIL. This calculation is set out in [paragraph 1 of Schedule 1](#). The latest RICS CIL Index figure is available on the [RICS website](#).

**Table 2 – CIL rates with indexation applied**

Development type – Use class	CIL base rate (2013) Adopted CIL charging rates	2025 Revised charging rates after indexation applied, applicable to planning applications Granted from 1st January 2025 (Updated annually every January)
Residential Zone A – Littleport and Soham (C3)	£40	£68.90
Residential Zone B – Ely (C3)	£70	£120.58
Residential Zone C – Rest of the district (C3)	£90	£155.03
Retail development* Use class E (previously A1/A2/A3/A4/A5) and sui generis uses akin to retail (e.g. petrol filling stations and motor-sales units)	£120	£206.70
BCIS AITPI rate used	<b>227</b>	<b>391</b>
<p>*The retail levy will generally be applied to separate retail units, even where these are part of the same planning application. The main exception to this will be where retail uses are part of the same operation – for example, 3 supermarkets which have on-site petrol stations and fast-food outlets. In these cases the operation will be measured as one development</p>		

If you require the applicable indexation for the date your planning permission was granted; please contact the CIL team on (01353) 665555 or e-mail [cil@eastcambs.gov.uk](mailto:cil@eastcambs.gov.uk)

**What happens with amended or replacement planning permissions?**

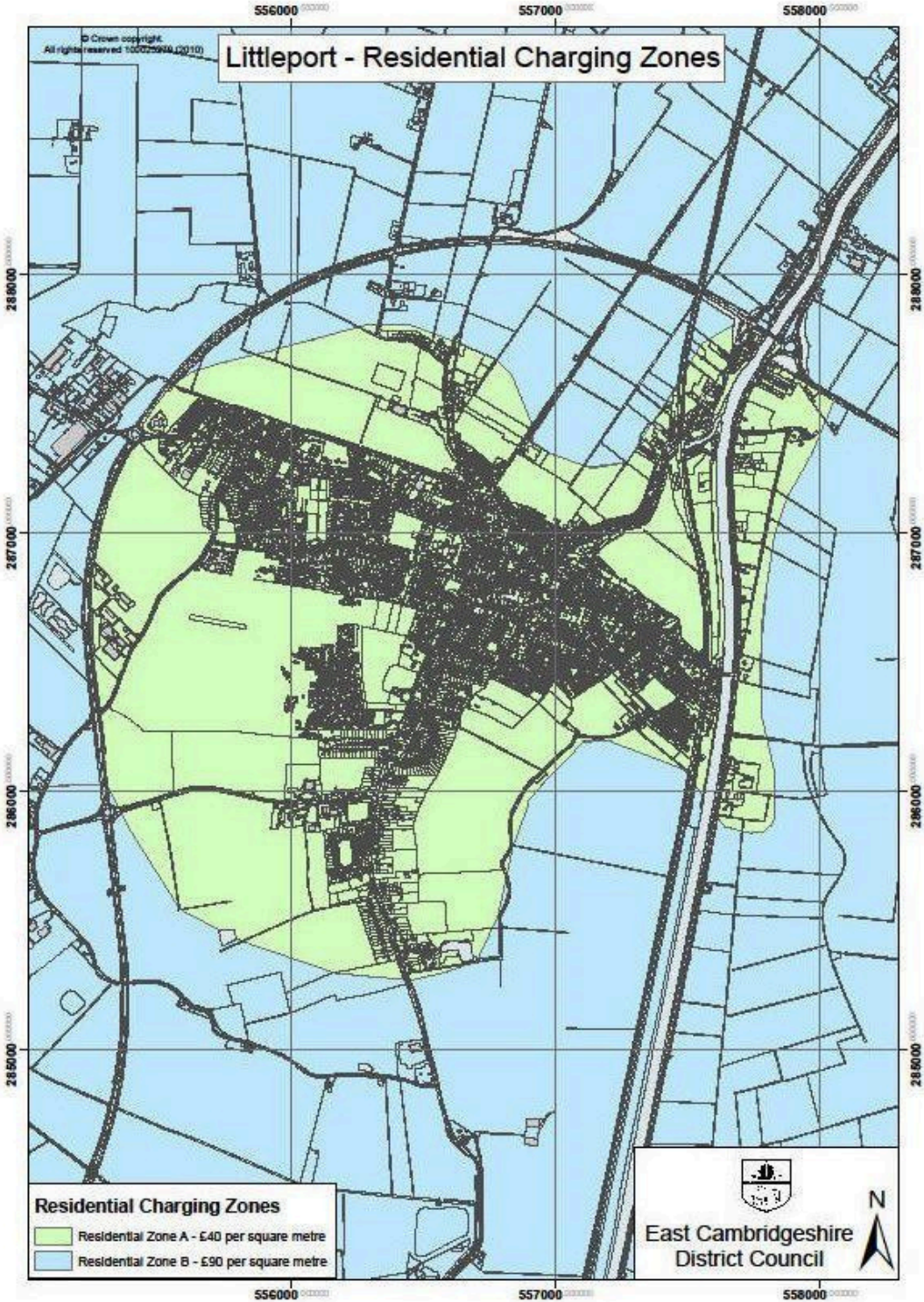
Any permission granted before CIL charging starts does not pay CIL. Regulation 2 amends regulations 128A of the CIL regulations. Regulation 128A provides for the case where development is granted planning permission (A) before a CIL comes into force in the area and the conditions of that permission are amended by any later planning permission (B) granted under section 73 of the Town and Country Planning Act 1990 where B is granted after a CIL comes into effect. In these cases regulation 128A provides that the development under B is liable to CIL on any additional liability it introduces to the development such as an increase in floor space (or charge of use) compared to the development under A. The amendment to regulation 128A clarifies that when calculating “Y” (The notional amount of CIL payable for a development under A), the index figure (for building cost inflation) to be used is the index figure for B.

**Further information**

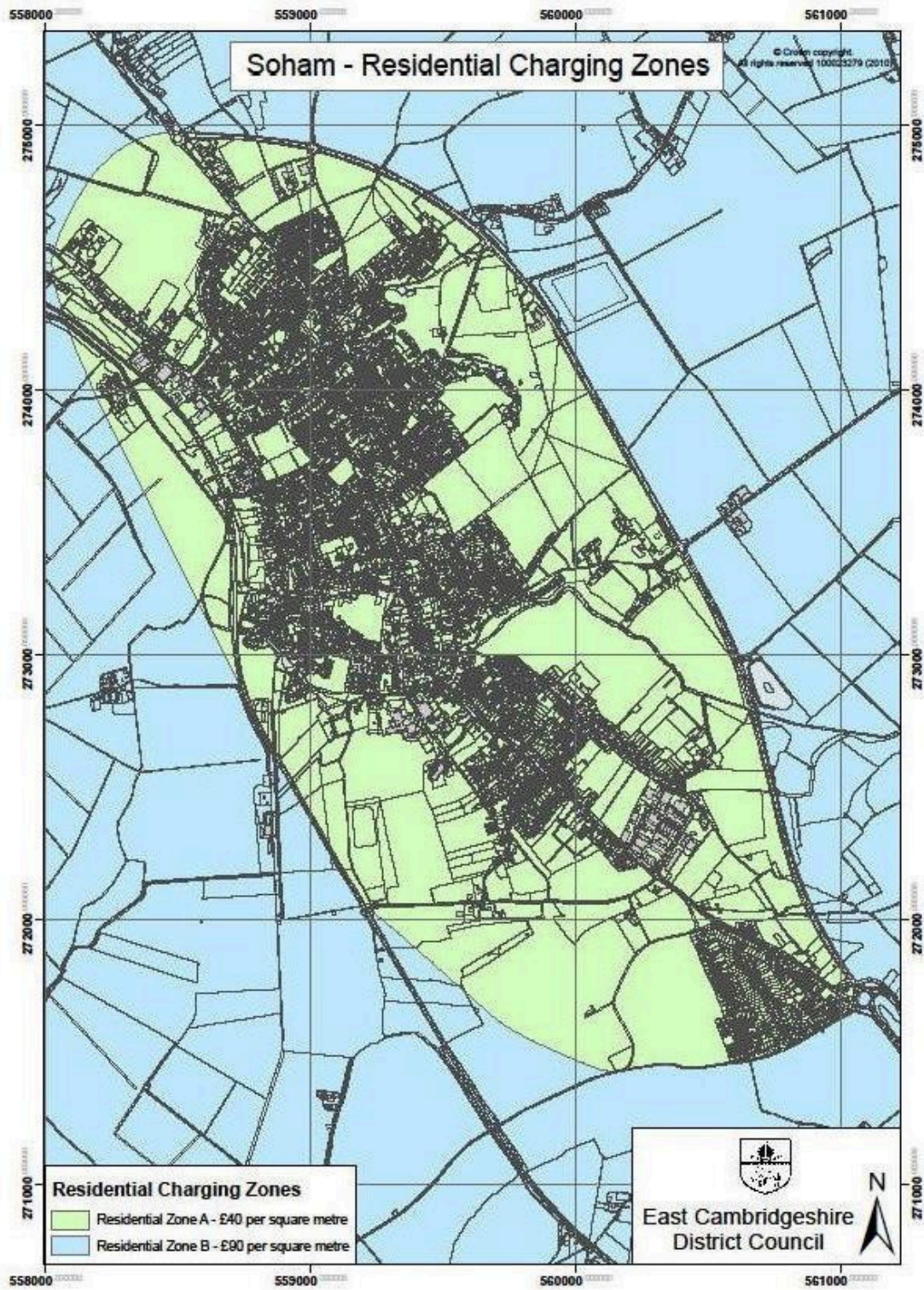
For further information on CIL, please see the District Council’s CIL Webpages at <https://eastcambs.gov.uk/planning-and-building-control/community-infrastructure-levy>

Alternatively, please contact CIL team on (01353)665555, or email [cil@eastcambs.gov.uk](mailto:cil@eastcambs.gov.uk)

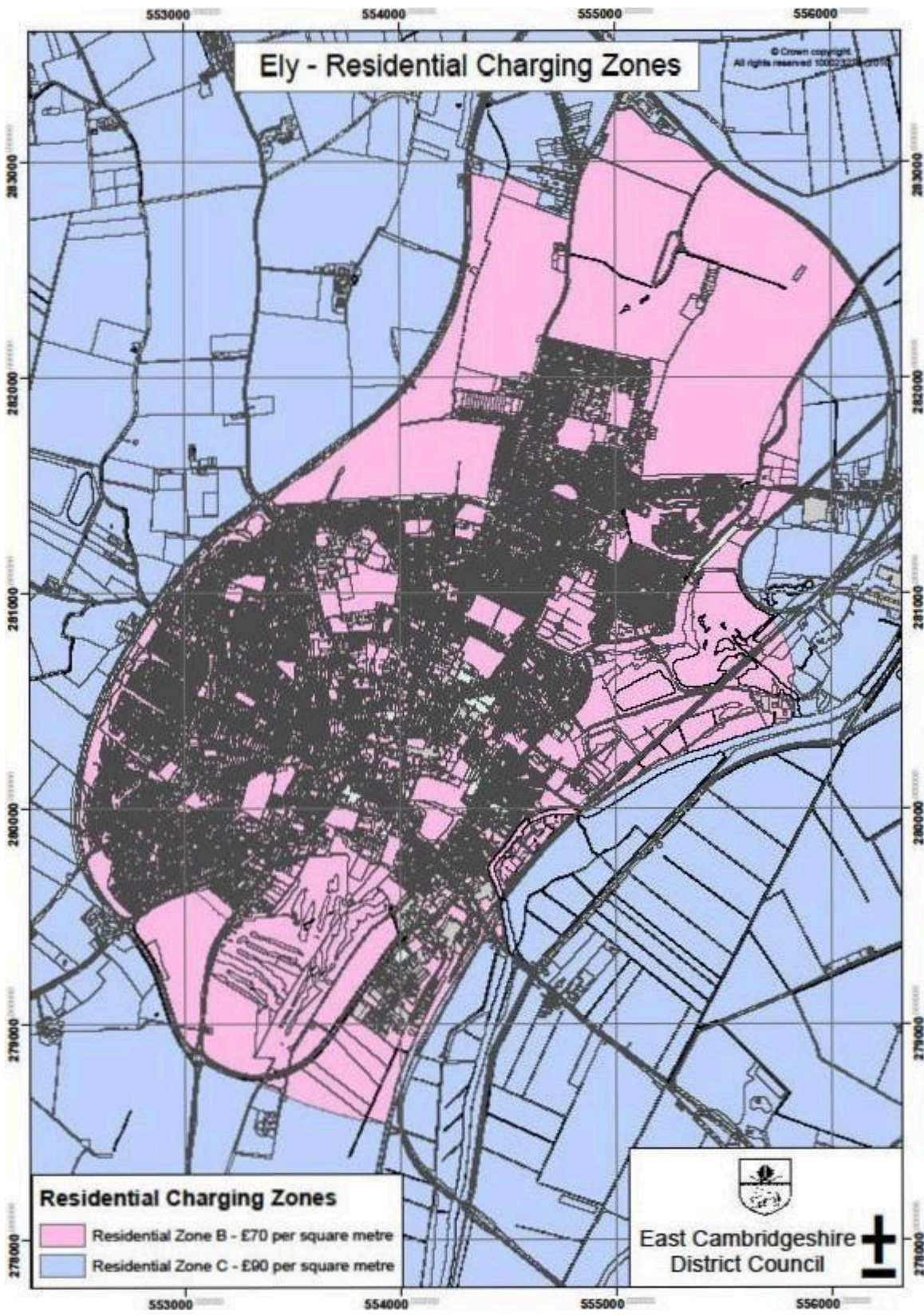
Map 1 - Residential Zone A: Littleport



Map 2 – Residential Zone A: Soham

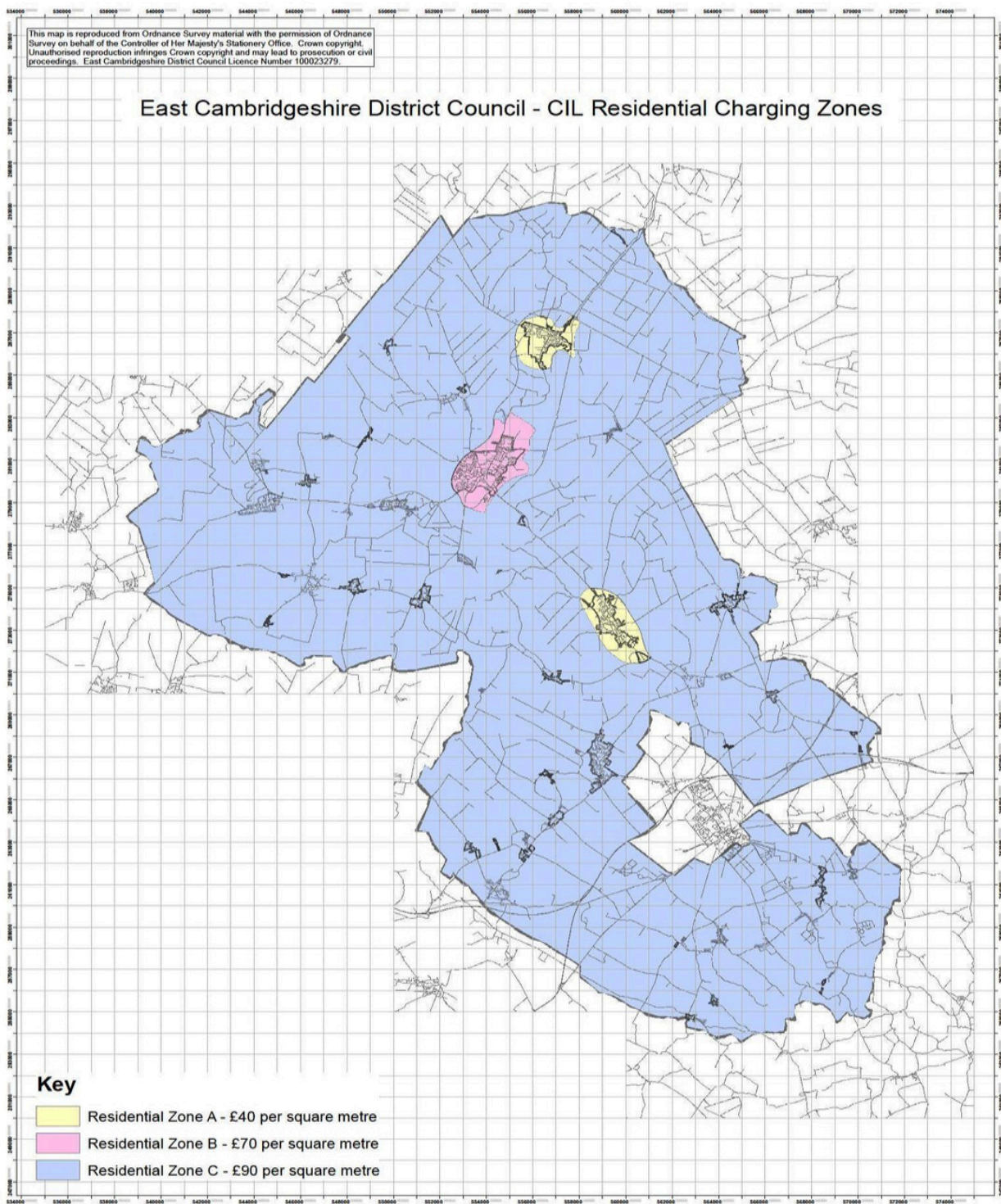


Map 3 – Residential Zone B: Ely





# Map 4 - Residential Zone C: Rest of the district



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