Lichfield District Council
Community Infrastructure Levy
Instalment Policy

Effective from 13 June 2016

www.lichfielddc.gov.uk

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a charge on development, calculated on a £ per square metre (sq.m) basis of development. CIL is intended to be used to help fund infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms, which is the purpose of Section 106 Agreements. CIL does not fully replace Section 106 Agreements. For more information you can also:

- Visit the Council's CIL web pages: www.lichfielddc.gov.uk/CIL
- Read the CIL Planning Policy Guidance (PPG): http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/
- Email: CIL@lichfielddc.gov.uk
- Call Lichfield's Planning enquiry line: 01543 308174
- Lichfield District Council Developer Contributions Supplementary Planning Document
- Visit the Planning Portal.

What is this document?

To support developers bringing forward new schemes, Lichfield District Council as the CIL charging authority for its area will permit the payment of CIL through instalments in accordance with the CIL Regulations and the Instalment Policy as set out in the following page.

When planning permission is granted for a CIL liable development the Council will issue a Liability Notice, which will set out how much CIL is to be paid and when it will become due. CIL does not need to be paid at this point, payment only becomes due once the development is commenced.

Prior to commencing development, the developer must send a completed Commencement Notice (CIL Form 6) to the charging authority (Lichfield District Council) stating the date when construction work will begin. The Council will then acknowledge this formally and send out a CIL Demand Notice setting out precise details of payment arrangements.

In addition to paying through instalments, the CIL Regulations allow for phased developments. Where an outline planning permission is granted that allows a phased development, each phase is treated as a separate chargeable development. For these developments, CIL is calculated on the date the pre-commencement condition associated with the relevant phase is approved. Each phase would then be able to benefit from payment through instalments.

The Council has a 'payments in kind' policy which details alternatives to cash payments through the provision of land or infrastructure, and a policy for relief from CIL in exceptional circumstances; both policies are available from www.lichfielddc.gov.uk/CIL .

INSTALMENT POLICY

The Community Infrastructure Levy will be payable by instalments as follows:-

CIL liability	Number of Instalments	Payment periods and amounts
Under £25,000	1	100% within 180 days of commencement of development
From £25,000 up to £75,000	2	50% within 180 days of commencement of development 50% within 360 days of commencement of development
From £75,000 up to £250,000	3	25% within 180 days of commencement of development 25% within 360 days of commencement of development 50% within 540 days of commencement of development
£250,000 or more	4	25% within 180 days of commencement of development 25% within 360 days of commencement of development 25% within 540 days of commencement of development 25% within 720 days of commencement of development

Where-

- a person has assumed liability to pay CIL in respect of a chargeable development;
- the collecting authority has received a commencement notice in respect of a chargeable development; and
- the collecting authority has not determined a deemed commencement date for a chargeable development.

The amount of CIL payable to the charging authority in respect of a chargeable development is payable in accordance with that instalment policy.

Where an instalment payment is not received in full on or before the day on which it is due, the unpaid balance of the CIL liability becomes payable in full immediately[1].

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[1] See Regulation 70(8)(a)