



Chesham Bois Parish Council

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COMMUNITY INFRASTRUCTURE LEVY POLICY AND PROCEDURE

This document details how Chesham Bois Parish Council (CBPC) manages and reports on Community Infrastructure Levy (CIL) receipts.

BACKGROUND INFORMATION

CIL is a charge levied by Buckinghamshire Council (BC) on new development in their area of responsibility. This includes Chesham Bois. Most new development which creates net additional floor space of 100m² or more, or creates a new dwelling, is potentially liable for the levy. BC is required to pass on 15% of any levy from developments in Chesham Bois to CBPC. This will increase to 25% if CBPC has an adopted Neighbourhood Plan.

A summary of BC's annual CIL rates for 2025 is attached as Appendix 1.

WHEN THE PARISH COUNCIL WILL RECEIVE CIL FUNDS

BC will send payments twice a year to CBPC as follows:

- a) CIL receipts for the 1 April to 30 September will be sent by the 29 October.
- b) CIL receipts for the 1 October to 31 March will be sent by the 28 April.

WHAT THE PARISH COUNCIL CAN SPEND CIL FUNDS ON

CBPC must use the CIL receipts to support the development of the Chesham Bois area by funding the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development the receipt came from has placed on the area.

CBPC is not restricted to spending CIL funds solely on infrastructure, as long as the expenditure is concerned with addressing the demands that development places on the council's area. Infrastructure includes physical (e.g. benches) and green (e.g. public open spaces) infrastructure.

HOW THE COUNCIL WILL DETERMINE ITS PRIORITIES

CBPC priorities should be documented within an adopted Neighbourhood Plan. In the absence of an adopted Neighbourhood Plan, the council will use its Annual Action Plan in conjunction with the current budget to determine the local area priorities.

SPENDING CIL FUNDS

CBPC will spend CIL funds within five years of receipt from BC. The Parish Council will determine which projects it would like CIL funds to be allocated towards. The funds will be spent in accordance with the council's Financial Regulations.

RECORDING AND REPORTING EXPENDITURE

CBPC will produce a report for each financial year to include:

- Total CIL receipts
- Total CIL expenditure
- A summary of each project CIL was spent on
- Total amount of receipts retained at the end of the reported year from that year and previous years.
- The report will be published on the CBPC web site and will be sent to BC by the end of the calendar year (e.g., the report covering 2025/26 will be published by the 31 December 2026).

Appendix 1

Buckinghamshire Council Annual CIL

Rate Summaries 2025

East and South areas (formerly Chiltern and South Bucks District Councils)

This summary sets out the rates at which the Community Infrastructure Levy (CIL) will be charged by Buckinghamshire Council in the East and South areas for the 2025 calendar year.

This summary is prepared in line with the requirements of regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended 2019). The CIL charging schedule for these areas was adopted in January 2020. This charging schedule has not been subject to any amendments, except for annual indexation. The table below sets out the rates at which CIL will be applied for the 2025 calendar year (the “indexed rate”)

Rates CIL will be charged at per square metre for the 2025 calendar year

Type of Development	CIL Charge
A1, A2, A3, A4, A5 (finance and professional services, restaurants and cafes, drinking establishments and hot food takeaways)	£175.60/sqm
B1, B2, B8 (business, general industrial, storage or distribution)	£40.97/sqm
C3, C4 (dwelling homes*, homes in multiple occupation)	£175.60/sqm
C1, C2, C2A (hotels, residential institutions, and secure residential institutions)	£40.97/sqm
D1, D2 (non-residential institutions, assembly, and leisure)	£40.97/sqm
Sui Generis	£40.97/sqm
All development types unless stated otherwise in the table of the adopted Charging Schedule	£40.97/sqm
Large sites of 400 homes or more (gross) or 10 hectares or more (gross) irrespective of land use**	£0/sqm
*C3 includes all self-contained accommodation, including elderly and sheltered accommodation and self-contained student accommodation.	
**Large sites are defined as any site allocated in an emerging/adopted Local Plan with 400 homes or more (gross) or 10 hectares or more (gross), irrespective of land use and include any parcel within a Large Site irrespective of the size of the parcel.	