

Brentwood Borough Council
Community Infrastructure Levy
Draft Charging Schedule
 February 2023

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		CIL rate per m ²
Residential	Brentwood Local Plan ⁽¹⁾ Strategic Residential-led and Mixed Use Allocations ⁽²⁾ : R01, Dunton Hills Garden Village	£0
	R02, Land at West Horndon Industrial Estate	£25
	R03, Land North of Shenfield ⁽³⁾	£150
	All other areas	£250
	Older people's housing ⁽⁴⁾	£220
Non-residential	Brentwood Local Plan ⁽¹⁾ Strategic Employment Allocations ⁽²⁾ : E11, Brentwood Enterprise Park	£0
	All other areas	See below
Retail	General ⁽⁵⁾ retail: In Brentwood Town Centre High Street ⁽⁶⁾	£340
	In all other areas	£80
	Supermarket ⁽⁷⁾	£260
	Retail warehouse ⁽⁸⁾	£160
Industrial	Located on greenfield land: 2,000 sqm or more in size ⁽¹⁰⁾	£80
	Less than 2,000 sqm in size ⁽¹⁰⁾	£0
	Located on brownfield land	£0
Distribution and logistics ⁽⁹⁾		£140
All other development		£0

Notes

- (1) Brentwood Local Plan 2016-2033, adopted March 2022.
- (2) The location and boundary of the sites are presented in the CIL Variable Rates Maps 1 below.
- (3) Site referred to within the CIL Viability Assessment Update (August 2022) as Officer's Meadows.
- (4) Older people's housing is defined as:
 - Retirement living or sheltered housing: 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



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residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

- Extra care housing or 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.

- (5) All retail development which is not a supermarket or retail warehouse as defined below.
- (6) Retail within the areas of the Brentwood Town Centre High Street Primary Shopping Area identified in the CIL Variable Rates Maps 2 below.
- (7) 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.
- (8) Defined as retail selling predominantly comparison goods (such as carpets, furniture, electrical goods, DIY items) in large premises of 2,000m² or more.
- (9) Uses within the Use Classes Order Class B8 storage and distribution.
- (10) Relating to industrial uses, excluding space associated with car parking and landscaping.

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
£20,000 or less	Payment in full within 240 days
£20,000 - £99,999	50% paid within 360 days Further 50% paid within 540 days
£100,000 - £499,999	10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 900 days
£500,000 or more	Agreement of project specific payment schedule



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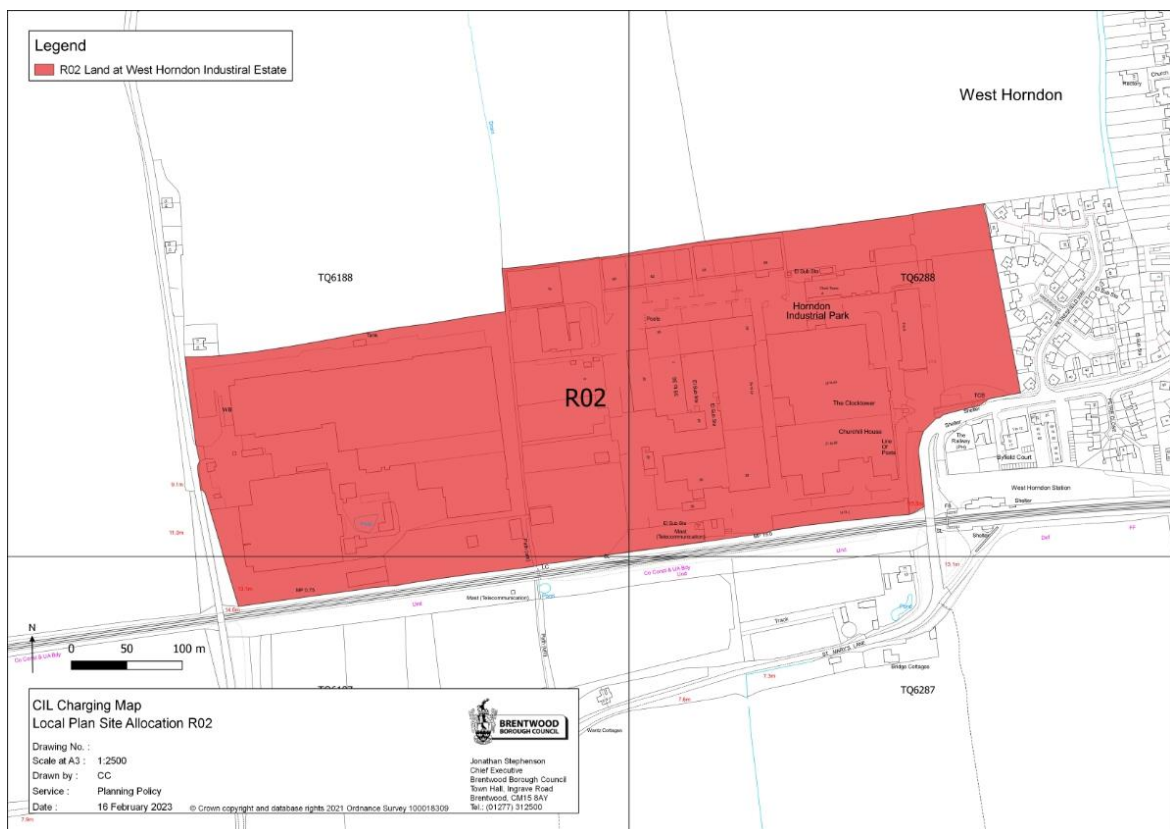
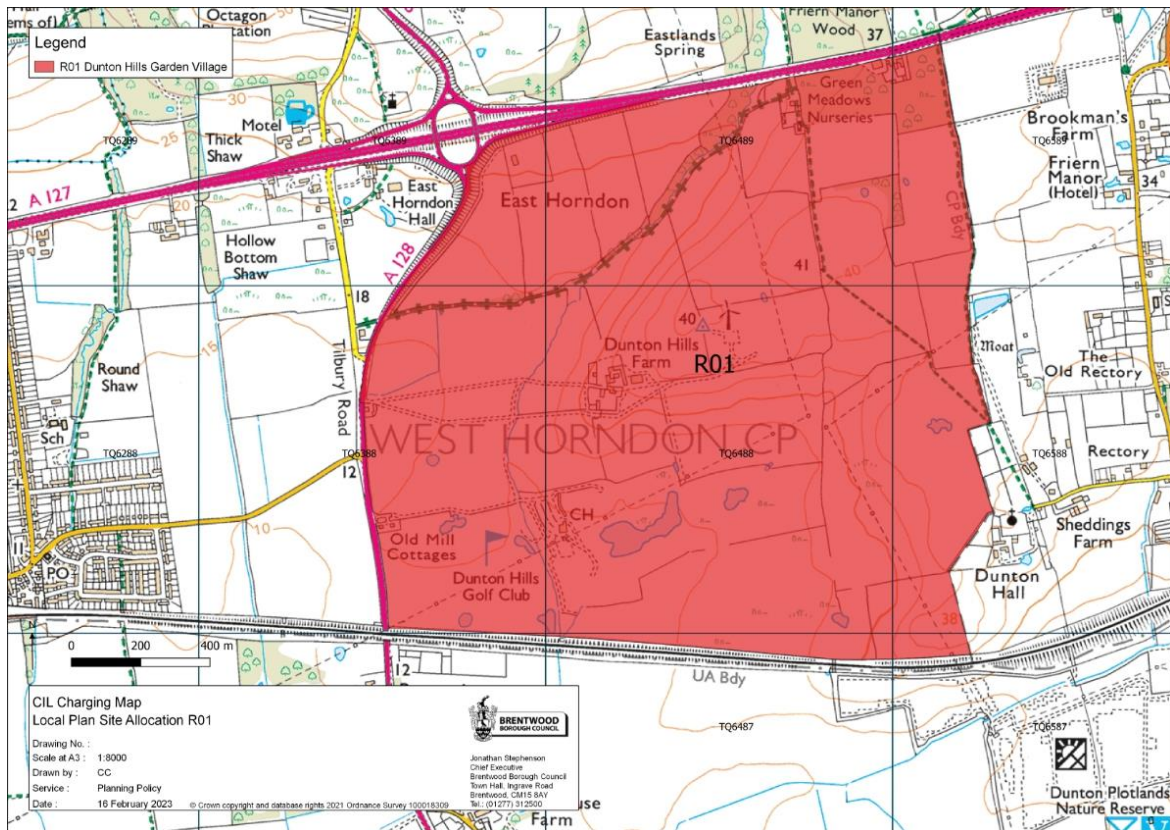
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CIL Variable Rates Maps 1: Brentwood Local Plan Strategic Allocations R01, R02, R03, and E11



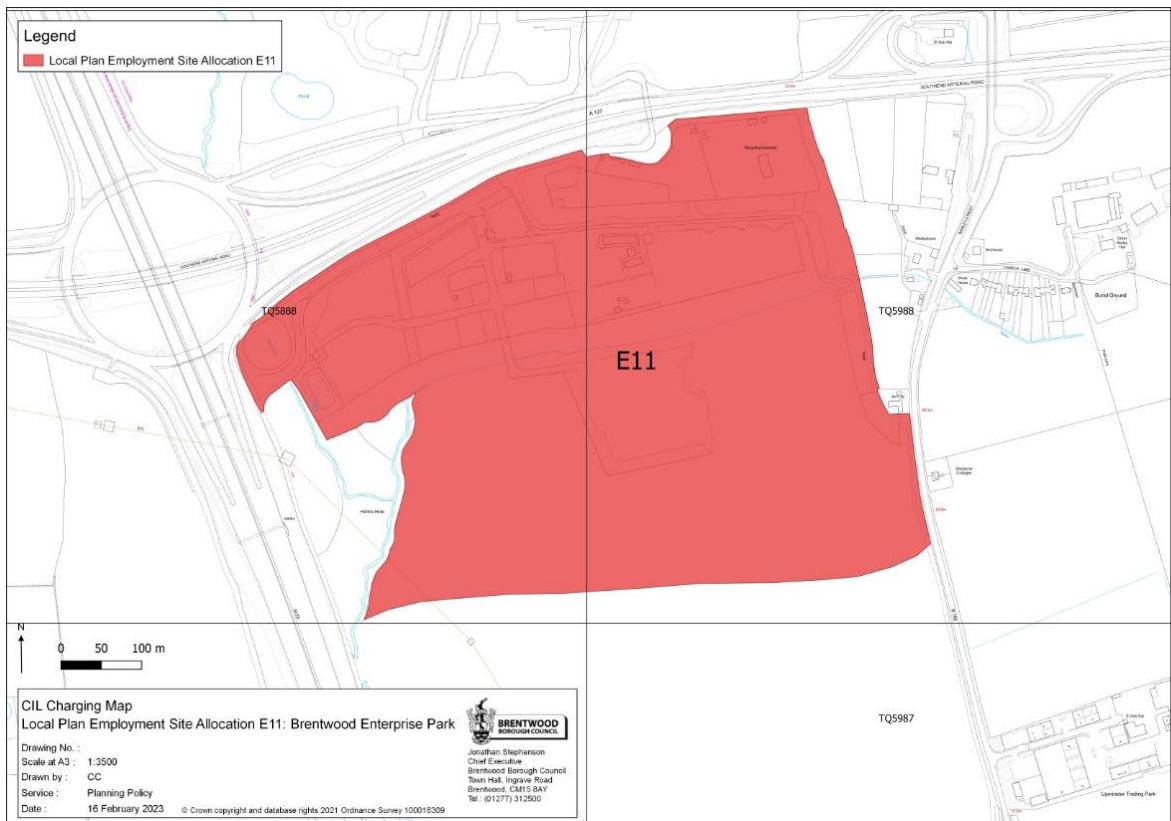
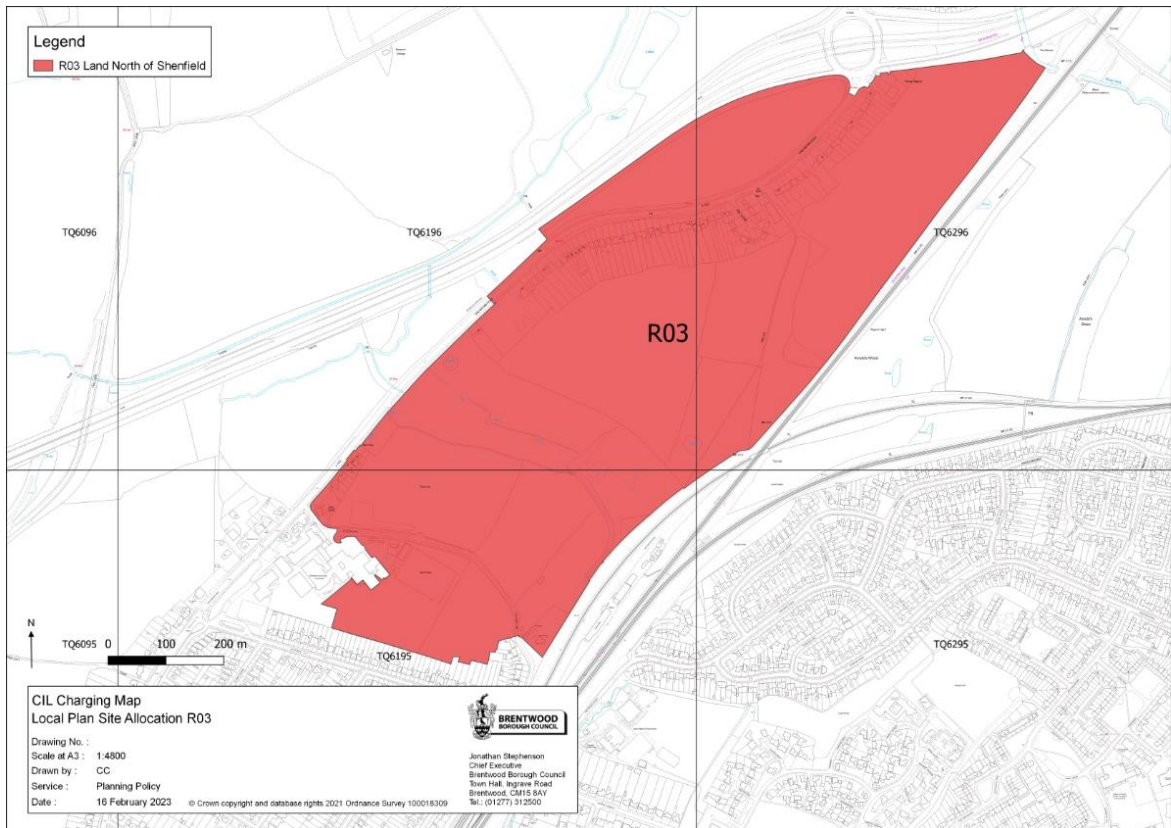
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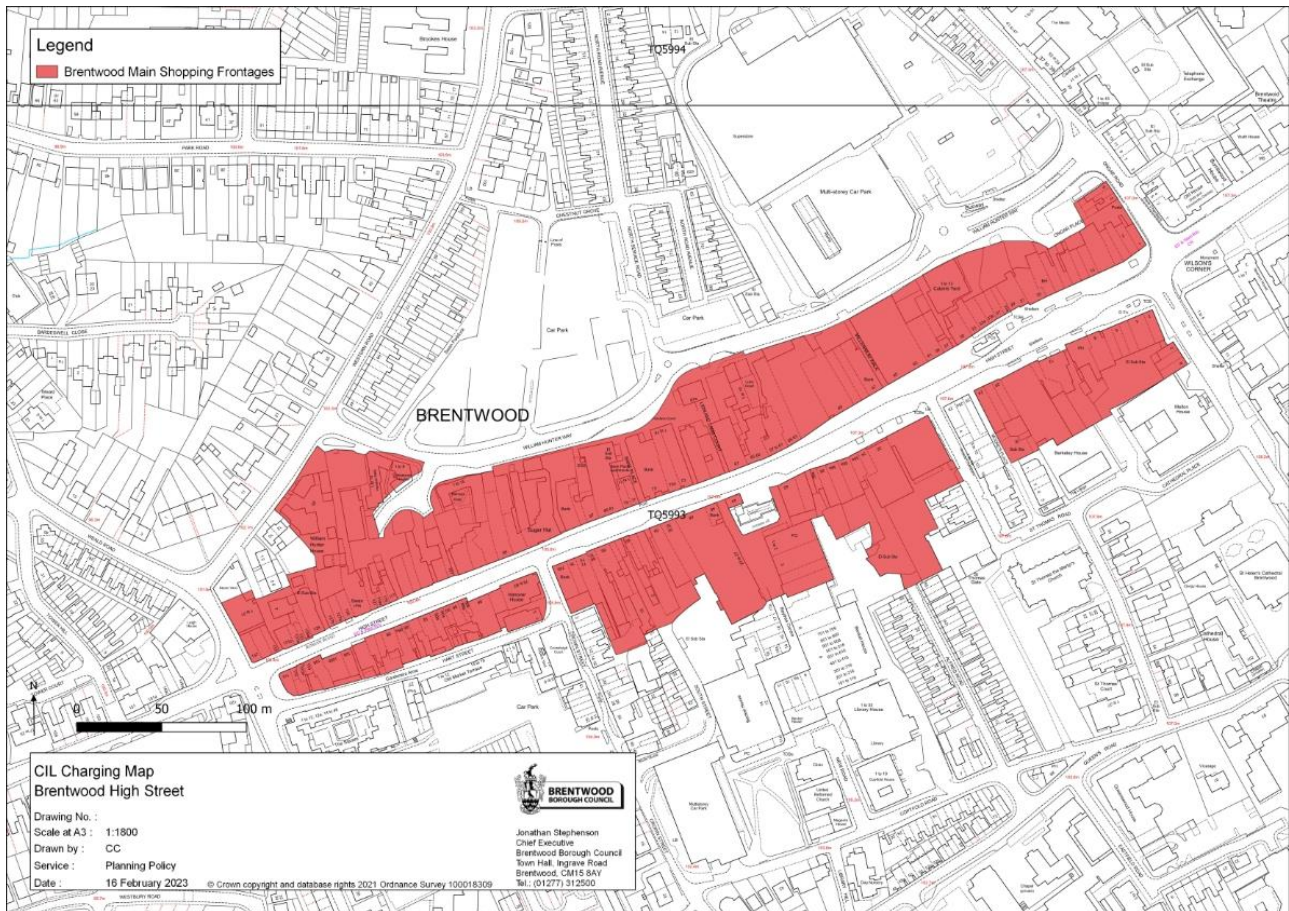
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CIL Variable Rates Maps 2: Retail within the Brentwood Town Centre High Street Primary Shopping Area



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