

3.11.1 The viability assessment indicates that it is appropriate for large sites to be CIL zero rated and should continue to rely on S106 planning obligations; this is due to the scale of site-specific development mitigation and infrastructure requirements on large sites, such as new schools and roads.

4.1 Chiltern Rates

Table 1: Charging Schedule - Chiltern District Council area CIL Rates	
Development type (Use Class)	CIL Rate/square metre
A1 Shops	£150
A2 Finance and professional services	£150
A3 Restaurants and cafés	£150
A4 Drinking establishments	£150
A5 Hot food takeaways	£150
B1 Business	£35
B2 General industrial	£35
B8 Storage or distribution	£35
C1 Hotels	£35
C2 and C2A Residential institutions and Secure Residential Institutions	£35
C3 Dwelling homes*	£150
C4 Homes in multiple occupation	£150
D1 Non-residential institutions	£35
D2 Assembly and leisure	£35
Sui Generis	£35
All development types unless stated otherwise in this table	£35
Large site of 400 homes or more (gross) or 10 hectares or more (gross) irrespective of land use**	£0
*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 or a windfall site with 400 homes or more (gross) or 10 hectares of land or more (gross). This definition will be applied to any planning application for the whole or part of any such allocation.	

Simon Meecham 6/11/2019 09:24

Deleted: accommodates

Simon Bird QC 6/11/2019 09:49

Deleted: can

Simon Meecham 6/11/2019 09:25

Deleted: (400 homes or more, 10 hectares or more or 4,000 square metres or more) should

Simon Meecham 6/11/2019 09:26

Deleted: exempt from

Simon Meecham 6/11/2019 09:30

Deleted: uses

Simon Meecham 6/11/2019 09:30

Deleted: uses

Simon Meecham 8/11/2019 15:06

Deleted: s over 400 homes or 10 hectares in area Infrastructure contributions

4.2 South Bucks Rates

Development type (Use Class)	CIL Rate/square metre
A1 Shops	£150
A2 Finance and professional services	£150
A3 Restaurants and cafés	£150
A4 Drinking establishments	£150
A5 Hot food takeaways	£150
B1 Business	£35
B2 General industrial	£35
B8 Storage or distribution	£35
C1 Hotels	£35
C2 and C2A Residential institutions and Secure Residential Institutions	£35
C3 Dwelling homes*	£150
C4 Homes in multiple occupation	£150
D1 Non-residential institutions	£35
D2 Assembly and leisure	£35
Sui Generis	£35
All development types unless stated otherwise in this table	£35
Large site of 400 homes or more (gross) or 10 hectares or more (gross) irrespective of land use**	£0
*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 or a windfall site with 400 homes or more (gross) or 10 hectares of land or more (gross). This definition will be applied to any planning application for the whole or part of any such allocation.	

Simon Meecham 6/11/2019 09:39

Deleted: uses

Simon Meecham 6/11/2019 09:39

Deleted: uses

Simon Meecham 6/11/2019 09:40

Deleted: Local Plan sites with a capacity to provide 400 / 10 per ha or more dwellings Infrastructure contributions via S106