

Community Infrastructure Levy – Payments by Instalments Policy

Effective date: 1 September 2017

Cheshire West and Chester Council will allow payment of the Community Infrastructure Levy liability over a period of instalments. These instalments must be in line with the below payment schedule as required by the Community Infrastructure Levy Regulations 2010 (as amended).

The responsibility to pay the levy is with the landowner of the site on which the proposal granted planning permission (and subject to the levy) is to be situated. The regulations define 'the landowner' as a person who owns a 'material interest' in the relevant land to be developed.

In order to be eligible to pay a CIL liability by instalments all relevant statutory forms (including the Assumption of Liability form and the Commencement Notice) must be submitted to the Council prior to the commencement of the chargeable development and all payments must be made in accordance with this CIL instalment policy and other regulatory requirements. Where these requirements are not met the unpaid balance of CIL liability becomes payable in full immediately as laid out in CIL regulation 70(8)(a).

Where an outline planning permission permits development to be implemented in phases, each phase of the development is considered to be a separate chargeable development, with its own liability. Each phase of chargeable development will require the submission of a commencement notice and will be able to pay in instalments in accordance with this instalments policy.

This instalments policy is made in line with regulations 69B and 70 of the CIL regulations 2010 (as amended) and will take effect on the adoption of CIL by the Council.

The day on which an instalment payment will be due will be calculated from the date of commencement of development on site. This date will be taken to be the date advised by the developer in the Commencement Notice as laid out in CIL regulation 67.



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Total CIL liability (or for each phase of development if applicable)	Instalments	Proportion payable and payment period
Less than £15,000	1	100% payable within 90 days of commencement
£15,000 to £50,000	2	1 st instalment of 50% payable within 90 days of commencement 2 nd instalment of 50% payable within 180 days of commencement
Over £50,000 up to £100,000	2	1 st instalment of 50% payable within 180 days of commencement 2 nd instalment of 50% payable within 365 days of commencement
Over £100,000 up to £250,000	3	1 st instalment of 25% payable within 90 days of commencement 2 nd instalment of 25% payable within 180 days of commencement 3 rd instalment of 50% payable within 365 days of commencement
Over £250,000 up to £500,000	3	1 st instalment of 25% payable within 180 days of commencement 2 nd instalment of 25% payable within 365 days of commencement 3 rd instalment of 50% payable within 730 days of commencement
Over £500,000	5	1 st instalment of 10% payable within 180 days of commencement 2 nd instalment of 15% payable within 365 days of commencement 3 rd instalment of 25% payable within 545 days of commencement 4 th instalment of 25% payable within 725 days of commencement 5 th instalment of 25% payable within 905 days of commencement
Over £2,000,000	5	1 st instalment of 10% payable within 365 days of commencement 2 nd instalment of 15% payable within 730 days of commencement 3 rd instalment of 25% payable within 1095 days of commencement 4 th instalment of 25% payable within 1460 days



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Total CIL liability (or for each phase of development if applicable)	Instalments	Proportion payable and payment period
		of commencement 5 th instalment of 25% payable within 1825 days of commencement

