



Committee	Full Council
Month	October 2025
Report Title	Uttlesford Local Plan Main Modifications Consultation
Report Author	Deputy Town Clerk
Attachments	None

Agenda item: 11.2

Summary

Uttlesford District Council is hosting an online consultation seeking views on the draft Community Infrastructure Levy Charging Schedule and Developer Contributions Supplementary Planning Document – which can be found online at <https://www.uttlesford.gov.uk/cil-consultation>

UDC has confirmed: The Local Plan Strategic sites (Saffron Walden land south of Radwinter Road and North/South Thaxted Road) will not provide CIL Levy. UDC has advised that this is because viability evidence found that the strategic sites have significant infrastructure requirements, which would be sought through a S.106 planning obligation

At the 09.10.2025 Planning & Transport Committee meeting it was agreed (draft minute extract):

Resolved, to recommend the following to Full Council, for consideration at its 13 October meeting: That SWTC responds to the consultation, with the answers proposed within the written report.

To that end, Council is asked to consider the proposed written responses in red text.

1. Do you have any comments on the content of the CIL Viability Assessment?

No comment

2. Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Assessment?

No comment

3. Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

No comment

4. Do you have any comments on the proposed CIL rates?

5. Should any types of development be charged a different CIL rate, and if so, why?

No comment

6. Do you have any comments on the draft Instalments Policy?

No comment

7. Is there a need to provide discretionary relief from the levy to any types of development, and if so, why? Our website provides information on the types of development which would be required to pay the levy. The CIL Regulations allow the Council to give relief or grant exemptions to identified types of the development from paying the levy. The Council has not identified any types of development which may require specific discretionary relief or exemption from paying the levy beyond the compulsory relief outlined in the Regulations.

No comment

8. Do you have any other comments on the draft CIL Charging Schedule?

No comment

9. UDC Developer Contributions SPD Update 2025

Do you have any comments on the content of the Developer Contributions SPD Update Viability Assessment?

1. The document is currently named "CIL Developer Contributions" but then explains CIL and S106 is applicable, should be renamed to, Developer Contributions.
2. It is unclear how the S106 and CIL will operate together; i.e., who determines which is applicable for the development.
3. Whilst the draft charging schedule seeks £200/m² for greenfield development, it is not clear how this £200 is apportioned. i.e., is it equally distributed across infrastructure requirements, i.e., public art and sport?
4. Paragraph 3.1.11 lists development types exempt from paying the CIL levy but consultation question 7 says "*The Council has not identified any types of development which may require specific discretionary relief or exemption from paying the levy beyond the compulsory relief outlined in the Regulations*" paragraph 3.1.11 should be reworded specifying the exempt development types are because it is regulatory.
5. POS management is cited as best placed with the Parish Council – this should be reiterated for recreation and built facilities.
6. There is no recognition for community venues, allotments, cemeteries/burial space,
7. Sections 4.7 and 4.8 both refer to sport separately, it would be clearer for sporting to have its own section.

Would you (SWTC) like to participate in the examination in public on the draft Charging Schedule?

Not required (as recommended by the Planning and Transport committee).

Recommendation

Council is asked to consider the above recommended response to the consultation for submission to UDC.