

Stevenage CIL Charging Schedule  
(July 2026)  
Stevenage Borough Council

### **The Charging Authority**

The Charging Authority is Stevenage Borough Council

### **Date of Approval**

This Charging Schedule was approved by the Cabinet on 10 June 2026 and Council on 22 July 2026

### **Date of Effect**

This Charging Schedule will come into effect on 22 July 2026

### **CIL Rates**

The rate at which CIL is charged

## What is the Community Infrastructure levy?

The Community Infrastructure Levy (CIL) was introduced under the Planning Act 2008. It is a tool local authorities can use to help deliver infrastructure to support the development of the area. CIL is a non-negotiable tariff on most forms of new development. It is expressed in pounds per square metre (£/m<sup>2</sup>) and is levied on the net additional floorspace created by most new development.

Stevenage Borough Council is the Charging Authority and Collecting Authority, and the charging area is within the local authority boundary.

The Council first adopted a Community Infrastructure Levy (CIL) Charging Schedule on 29 January 2020. CIL was implemented from 1 April 2020. A revised Community Infrastructure Levy (SCIL2) was approved at Cabinet on 10 June 2026 and by Full Council on 22 July 2026. This updates the adopted 2020 CIL charging schedule and is implemented from 22 July 2026.

## Who is liable?

CIL is payable on development that creates net additional floorspace (based on gross internal area) of 100m<sup>2</sup> or more, or development of any size that results in a new house or flat. Some developments may be eligible for relief or exemption from the CIL. The following do not pay the levy:

- Development of less than 100m<sup>2</sup> – unless this is a whole house, in which case the levy is payable
- The creation of mezzanine floors within existing buildings (unless it forms part of a wider planning application that seeks to provide other works as well)
- Dwellings built by ‘self builders’
- Social housing that meets the relief criteria set out in the regulations (subject to an application for relief being submitted)
- Charitable development that meets the relief criteria set out in the regulations (subject to an application for relief being submitted)
- Buildings which people do not normally go into, or go into intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Structures which are not buildings, such as pylons and wind turbines
- Specified types of development which local authorities have decided should be subject to a ‘zero’ rate and specified as such in their charging schedules
- Vacant buildings brought back into the same use.

Please note that strict requirements apply with regard to the timing of the exemption process and you should refer to the regulations for details. In most cases a Commencement Notice must also be served prior to the commencement of development, in order for the exemption to apply.

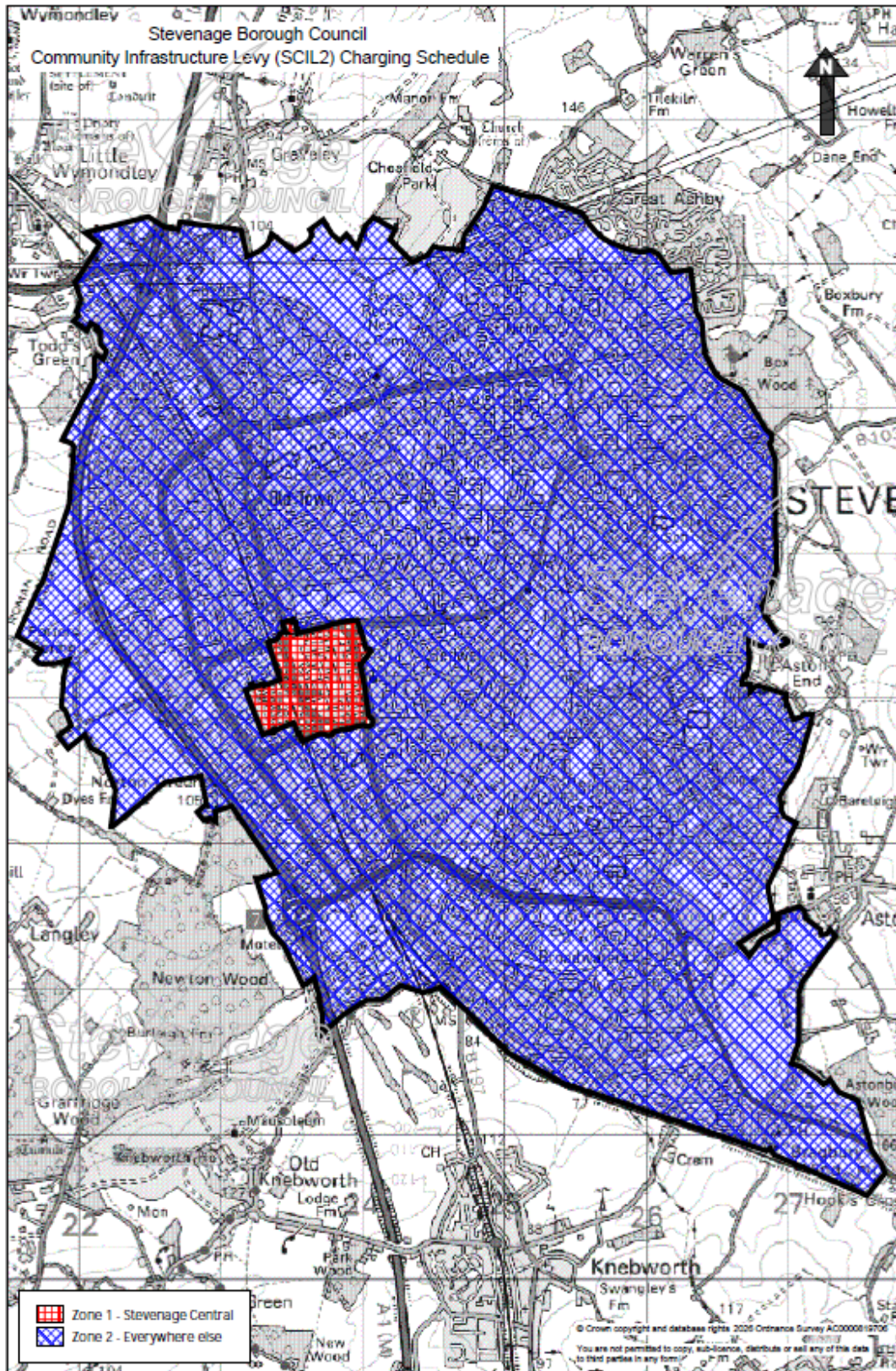
### Proposed levy rates

The rate at which CIL will be charged within Stevenage is as follows. The extent of each Charging Zone is set out in the maps on the following pages.

**Table 1: SCIL2 charging rates for all development in Stevenage**

Development Type	CIL Rate (£ per square metre)	
	Zone 1: Stevenage Central	Zone 2: Everywhere else
<b>Residential</b>		
Market Housing	£50	£120
Sheltered Housing	£120	
Extracare Housing	£50	
Retail Development	£75	
Industrial Development	£40	
All Other Development	£0	

Figure 1  
CIL charging zones



**Figure 2**  
**Zone 1: Stevenage Central**

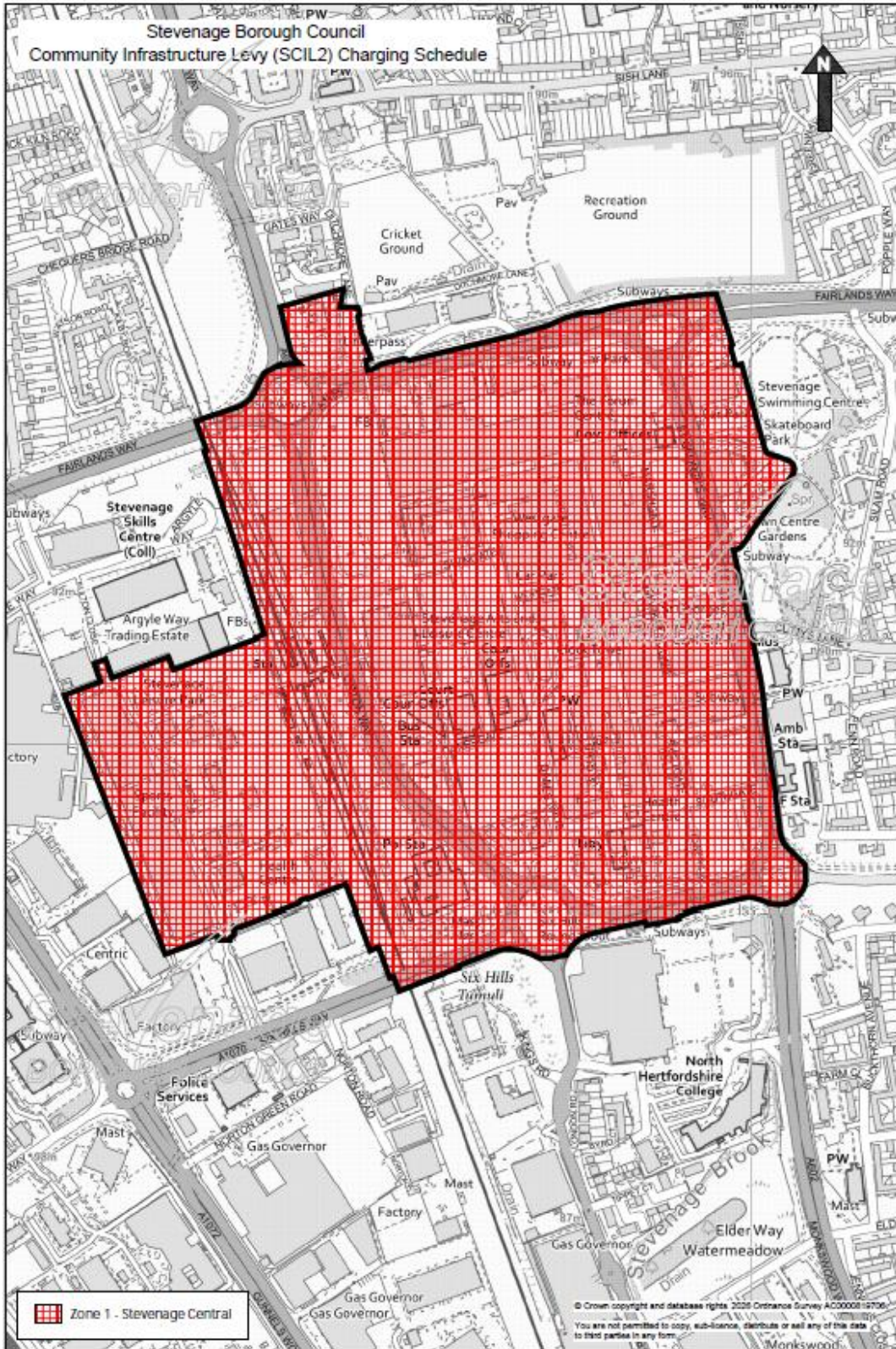
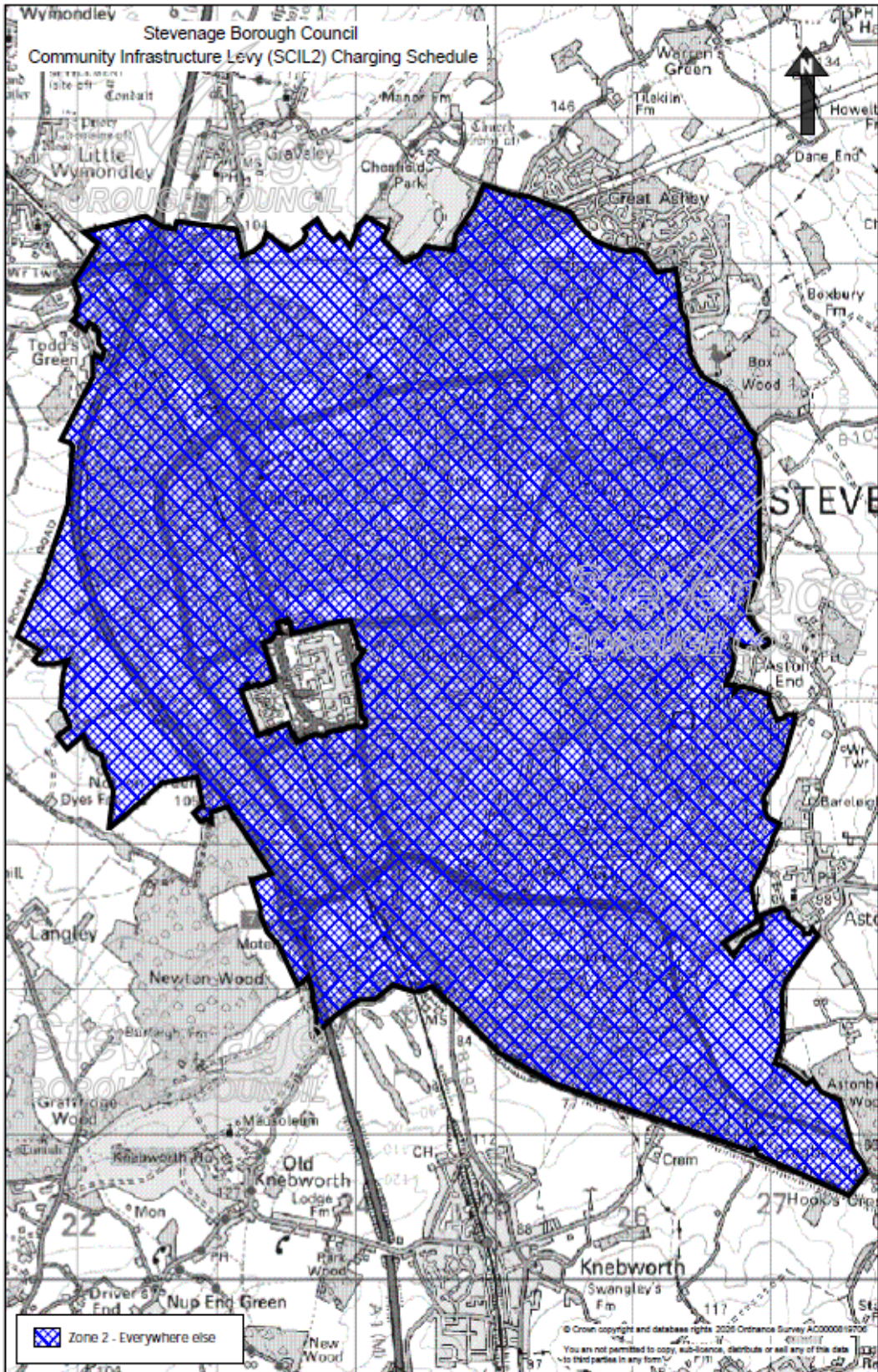


Figure 3  
Zone 2: Everywhere else



## Collection of CIL monies

The responsibility to pay CIL rests with the owner of the land on which the development will be situated. However, others involved in the development can take on the liability for CIL for the development by submitting an Assumption of Liability Notice. Applicants should include this notice Then submitting applications, along with a copy of a CIL Additional Information Form.

In line with the CIL regulations, the Council will issue a 'liability notice' as soon as practicable after the day on which a planning permission first permits development. The liability notice informs the applicant/landowner of the amount of CIL that they are required to pay, taking into account any relief or exemption for which the development qualifies.

Liability to pay CIL is triggered by the commencement of a development. The developer is required to submit a commencement notice at least 24 hours before development is due to start. The Council will then send out a demand notice, which sets out the payment due dates in line with the payment procedure. If a commencement notice is not submitted, further charges may apply and any exemptions to CIL will no longer apply.

By default the levy must be paid within 60 days, but for schemes with phased outline permission payment will be triggered separately for each phase. The Council has chosen to adopt an Instalments Policy, which allows developers to pay their CIL charges in phased stages, in line with the Regulations.

4Where development commences and a liability notice has not been provided; the CIL liability defers to the landowner. If the landowner then fails to pay, the council will issue a default liability notice. If there is persistent non-compliance, the Council can take direct action to recover the amount.

## The relationship between CIL and S106

Currently, financial contributions are collected through Section 106 legal agreements. CIL does not fully replace S106 obligations, they work alongside one another. CIL is intended to provide infrastructure to support new development more generally and contributions are not tied to the location in which the development takes place, whereas S106 obligations are specifically required to make an individual planning application acceptable.

Unlike contributions made via S106 Agreements, CIL receipts are not earmarked for particular infrastructure related to the development from which they are raised. Instead, CIL monies are pooled into a fund which can be used for any infrastructure needed to support the development of the borough, or for strategic infrastructure needs elsewhere. The Council is responsible for allocating the money raised through CIL towards infrastructure required to support the development of the borough.

## Appendix A – Evidence base

Authorities wishing to implement CIL must produce a charging schedule setting out the levy rates for their area(s). The rates set must not threaten the ability to develop viably the sites and scale of development identified in the Local Plan. Our evidence on infrastructure that underpins the Local Plan, and a subsequent viability assessment update, demonstrates that the rates we are proposing are appropriate.

Government guidance recommends that the evidence on infrastructure needs should be drawn directly from the infrastructure planning that underpins the Development Plan. The following documents, which were produced to support and inform the Local Plan, provide the evidence base for CIL:

- Stevenage Borough Infrastructure Funding Strategy, Aecom, September 2015
- Infrastructure Delivery Plan (IDP), SBC (most recent version is October 2025)
- Stevenage Borough Council Local Plan & CIL Review Viability Assessment, Main Report (October 2024) and Main Report Addendum (November 2025)

It is important to note, based on our growth proposed in the adopted Local Plan Partial Update, the Council has identified a funding gap of over £200 million, representing the difference between total infrastructure costs and funding reasonably expected to be available. Calculations show a projected income from CIL of between £15 million and £20 million for the remainder of the adopted Plan period. CIL income will therefore make only a modest contribution towards filling the funding gap.



