

East Dorset Community Infrastructure Levies - CIL Payments Instalment Policy

Appendix B, Adopted Version - September 2016

It is important to consider developer cashflow. Therefore, CIL payments can be delayed for up to 720 days from commencement (dependant on level of CIL liability) to improve development economics. The benefits to delivery outweigh the fact that local authority receipts will be delayed.

It should be noted that under the regulations, each phase in an outline permission is treated under CIL as a separate chargeable development. The liability notice for each phase is triggered separately at the point where the planning permission 'first permits' development of that phase. Liability to pay is then triggered by commencement of the phase.

Instalments Policy

This policy has been prepared in accordance with regulation 69B of the 2010 Community Infrastructure Regulations (as amended).

The Councils will allow payment of CIL by instalments to the total amount of the liability as follows:

Total amount of CIL liability	Number of Instalments	Payment period and amounts
Up to £75,000	Two instalments	1st instalment - 25% payable by 60 days from commencement 2nd instalment - 75% payable by 360 days from commencement
Greater than £75,000	Four instalments	1st instalment - 20% payable by 60 days from commencement 2nd instalment - 20% payable by 360 days from commencement 3rd instalment - 30% payable by 540 days from commencement 4th instalment - 30% payable by 720 days from commencement

Notes:

1. Where an outline planning permission permits development to be implemented in phases, each phase of the development is a separate chargeable development and will be collected in accordance with the Instalment Policy.
2. Nothing in this Instalment Policy prevents the person with assumed liability to pay CIL, to pay the outstanding CIL (in whole or in part) in advance of the instalment period set out in this policy.