North & Central Buckinghamshire Community Infrastructure Levy (CIL) Charging Schedule

Residential development Not within the Chilterns Beechwoods SAC's zone of influence					
Fewer than ten dwellings			**Ten or more dwellings**		
Previously Developed Land*	Aylesbury and Buckingham (Zones A)	£50/sq. m	Previously Developed Land*	Aylesbury and Buckingham (Zones A)	£0/sq. m
	Other areas (Zones B)	£180/sq. m		Other areas (Zones B)	£100/sq. m
Greenfield	All areas	£250/sq. m	Greenfield	Aylesbury and Buckingham (Zones A)	£80/sq. m
				Other areas (Zones B)	£200/sq. m
Developments solely of flats**	All areas	£0/sq. m	Developments solely of flats**	All areas	£0/sq. m

Residential developments within the Chilterns Beechwoods SAC zone of influence (All areas and site types that are required to make a contribution to SANG &/or SAMMS)					
Fewer than ten dwellings			**Ten or more dwellings**		
Previously Developed Land*	Aylesbury (Zone C)	£0/sq. m	Previously Developed Land*	Aylesbury (Zones C)	£0/sq. m
	Other areas (Zones D)	£100/sq. m		Other areas (Zones D)	£20/sq. m
Greenfield	All areas	£170/sq. m	Greenfield	Aylesbury (Zones C)	£0/sq. m
				Other areas (Zones D)	£120/sq. m
Developments solely of flats**	All areas	£0/sq. m	Developments solely of flats**	All areas	£0/sq. m

Residential Development (Use Class C3) Not Creating a New Dwelling	
All North and Central Buckinghamshire Areas	
Residential Development (Use Class C3) Not Creating a New Dwelling. This category includes extensions, alterations, and ancillary residential floor space associated with existing dwellings (such as garages/outbuildings for residential use)	£0/sq. m

Strategic housing allocation sites	
Large sites of 650 homes or more (gross) or 16 hectares or more (gross) that are allocated in an adopted Local Plan and including any parcel within a large site irrespective of the size of the parcel, and all uses within such sites allocated in an adopted Local Plan.	£0/sq. m

Non-residential / Commercial / Other development uses	
All North & Central Buckinghamshire Areas	
Large, convenience-based supermarkets and superstores and retail warehousing***(net retail selling space of over 280 sq. metres)***	£100/sq. m

All other forms of development	£25/sq. m
Agricultural Use (non-residential)	
Development of barns, sheds, storage, processing facilities, or other non-residential buildings in or for agricultural use when being built or modified for agricultural purposes.	£0/sq. m
Not-for-Profit and Publicly Funded Uses	
All North & Central Buckinghamshire Areas	
Development by a predominantly publicly funded or not- for-profit organisation including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities.	£0/sq. m

Notes

*Previously developed land - as defined in Appendix B to the NPPF.

**These include flatted developments with additional non-residential (e.g. retail or commercial) uses. For clarity, this provision is to be read as exempting only the flats and their communal floorspace (e.g. stairwells) in a qualifying development through a nil rating. Non-residential floor space will be CIL liable in accordance with this schedule.

***Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Abbreviations
SAC: Special Area of Conservation
SANG: Suitable Alternative Natural Greenspace
SAMMS: Strategic Access Management and Monitoring Strategy

North & Central Buckinghamshire Community Infrastructure Levy Charging Zones 2026

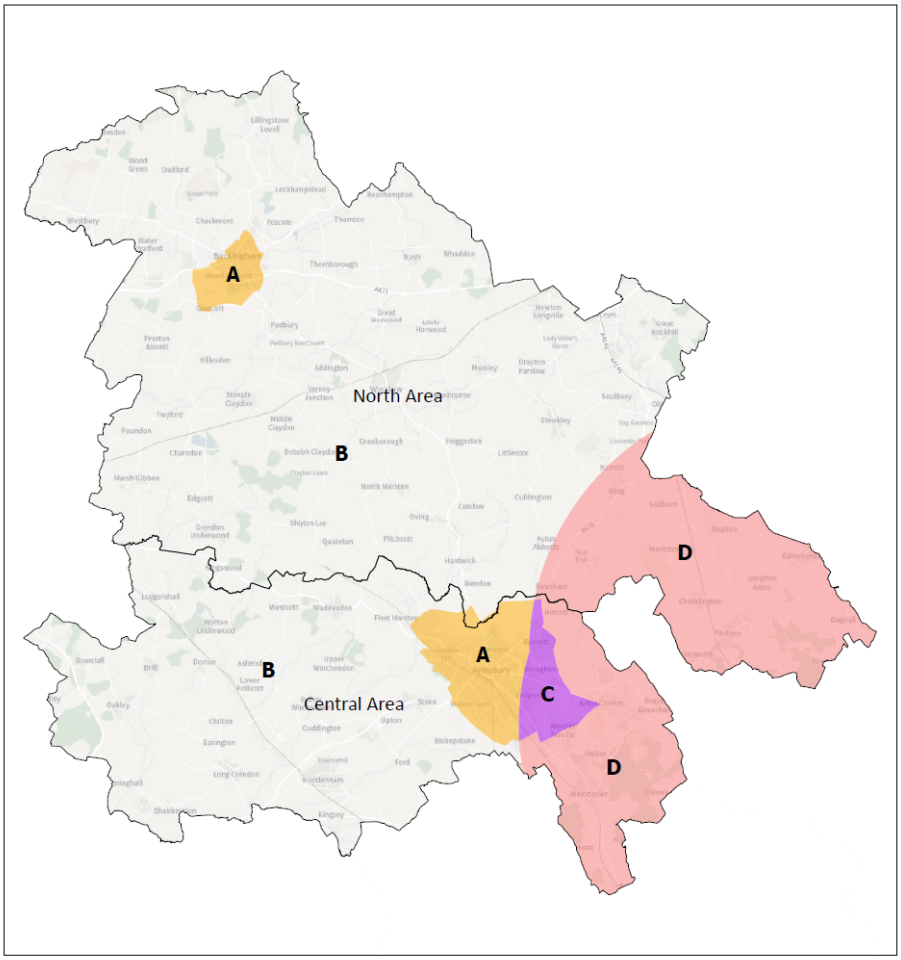
Legend

Areas not falling in Chiltern Beechwoods Zone of Influence

- Zone A - Aylesbury and Buckingham Areas
- Zone B - Other Areas

Areas falling within Chiltern Beechwoods Zone of Influence

- Zone C – Aylesbury Area within Chiltern Beechwoods Zone of Influence
- Zone D – Other Areas within Chiltern Beechwoods Zone of Influence



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