



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
Development comprising all flat	All areas	£0/sq. m	Development comprising all 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
Development comprising all flats	All areas	£0/sq. m	Development comprising all flats	All areas	£0/sq. m
Strategic housing allocation sites					
Large sites of 400 homes or more (gross) or 10 hectares or more (gross) that are allocated in a Local Plan, and including any parcel within a large site irrespective of the size of the parcel, and all uses within sites allocated in a 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	
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 Annex 2 to the NPPF.

**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

