



**Title:** Community Infrastructure Levy Draft Charging Schedule Consultation

**Open date:** 14 April 2026

**Close date:** 24 May 2026

**Name:** Infrastructure Funding Team

**Email:** [CILNorthConsultation@buckinghamshire.gov.uk](mailto:CILNorthConsultation@buckinghamshire.gov.uk)

## Overview

**We want to hear your views on the proposed Draft Charging Schedule for the Community Infrastructure Levy that would apply to new development in the North and Central areas of Buckinghamshire (the former Aylesbury Vale district). We'd also like to hear your views on the evidence that supports the charging schedule.**

A Community Infrastructure Levy (CIL) is a fixed charge levied on new development (including all new dwellings) calculated per square metre of gross internal area in accordance with national regulations and the local CIL charging schedule.

CIL is not chargeable on new development that does not create a new dwelling if less than 100 square metres of new floorspace is created.

The Draft Charging Schedule sets out the proposed CIL rates for different types of development in different areas.

It is an important source of developer contributions for a local authority to fund the provision, improvement, replacement, operation or maintenance of infrastructure that supports the development of its area.

A proportion of CIL receipts is passed to Town and Parish Councils, (15% rising to 25% where a Neighbourhood Plan is in place). These must be spent on infrastructure or on other measures that address the demands that development places on the local area.

Existing CIL charging schedules are already in place for the West, East and South areas of Buckinghamshire. These will continue to apply and are not within the scope of this consultation. Adopting a Charging Schedule for the North and Central areas would mean that a CIL Charging Schedule is in place for all areas of Buckinghamshire.

### **What we've done so far**

On 11 July 2023, Buckinghamshire Council's Cabinet agreed that work be undertaken to consider how CIL could be introduced in the north and central planning areas. Subject to a technical assessment, this could be by way of a single charging schedule applying to Buckinghamshire or to the North and Central areas only.

Consultants, Dixon Searle Partnership (DSP), were commissioned to undertake a two-stage study. In the first stage, DSP examined the pros and cons of a new county-wide charging schedule compared to a new charging schedule that would apply to the North and Central areas only.

July 2024 Cabinet approved further work to develop a new CIL charging schedule in the North and Central planning areas, and granted authority to the Director for Planning and Environment in consultation with the Cabinet Member for Planning and Regeneration and s151 officer to carry out public consultation on a CIL charging schedule and associated CIL policies.

This further work has resulted in a draft charging schedule underpinned by an appropriate evidence base relating to the viability of developments and the need for infrastructure funding.

### **Related documents and links**

Before you respond to this activity, please have a look at the following documents and links:

- The following documents that are available on the online survey page at [yourvoicebucks.citizenspace.com/planning/cil](https://yourvoicebucks.citizenspace.com/planning/cil)
  - Statement of Representation
  - Charging Schedule and Map
  - Draft Instalment Policy -- BC all areas
  - Charging Zone Map
  - Dixon Searle Partnership (DSP) CIL Report and appendices

- Infrastructure Funding Statement (full) and appendices
  - Infrastructure Funding Statement (IFS) executive summary
  - 2017 Infrastructure Delivery Plan and appendix
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- You can find also out more about how CIL operates in other areas of Buckinghamshire on the Buckinghamshire Council website:  
[www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/planning-obligations-and-community-infrastructure-levy-cil/community-infrastructure-levy](http://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/planning-obligations-and-community-infrastructure-levy-cil/community-infrastructure-levy)

## **How to have your say**

You can tell us your views in one of the following ways:

- The preferred method is to complete the online survey at [yourvoicebucks.citizenspace.com/planning/cil](http://yourvoicebucks.citizenspace.com/planning/cil)

Alternatively, you can:

- complete, and return, a printed version of this document
- write to us at  
Buckinghamshire Council  
(FAO Infrastructure Funding Team, CIL North Consultation)  
Walton Street  
Aylesbury  
HP20 1UA
- email us at [CILNorthConsultation@buckinghamshire.gov.uk](mailto:CILNorthConsultation@buckinghamshire.gov.uk)

If you have any questions about this activity, or require this information in another format or language, please email us at [CILNorthConsultation@buckinghamshire.gov.uk](mailto:CILNorthConsultation@buckinghamshire.gov.uk)

**Please tell us your views by 11:59pm on 24 May 2026.**

## **What happens next**

Once the consultation is complete, the results will be carefully considered to see whether any modifications should be made to the charging schedule before a final version is put before the council's Cabinet who will then decide

whether to put the Charging Schedule forward for independent public examination.

## **Privacy**

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [Privacy Policy](#).

If you have questions about data and privacy, please email us on [dataprotection@buckinghamshire.gov.uk](mailto:dataprotection@buckinghamshire.gov.uk) or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

**Community Infrastructure Levy draft charging schedule consultation – printed survey**

**1. Do you support the council proposal to introduce the proposed CIL charging schedule in the north and central areas of Buckinghamshire?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**2. Do you agree that, taking account of the supporting evidence, the proposed CIL rates (£/square metre) set out in the draft Charging Schedule strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**3. Do you agree with the different CIL rates that are proposed to apply to different zones and different types of development?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**4. Do you agree with the proposed exemption from CIL for developments 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.**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**5. Do you agree with the proposal to charge a nil rate of CIL for the development of strategic sites?**

Strategic sites are large sites of 400 homes or more (gross) or 10 hectares or more (gross) that are allocated in the Local Plan and including any parcel within a large site irrespective of the size of the parcel, and all uses within allocations. These sites would be expected to provide infrastructure directly and through s106 planning obligations.

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**6. Do you agree with the proposed boundaries of the different CIL charging zones?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**7. Do you agree that the viability evidence (set out in the report prepared by Dixon Searle Partnership) provides a suitable evidence base for the introduction of the CIL rates as proposed?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**8. Do you agree with the proposed instalments policy?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**9. Do you agree that the evidence (set out in the Infrastructure Funding Gap statement) demonstrates a significant funding gap and hence the desirability of introducing CIL?**

Please tick (✓) one option

- Yes
- No
- I don't know

If you answered No, please say why, and what you think should be changed.

**10. Please provide any further comments you have concerning the proposed introduction of a CIL in North and Central planning areas of Buckinghamshire Council (corresponding to the area of the former Aylesbury Vale district)**

**11. Do you wish to speak at the public examination of the draft CIL Charging Schedule?**

Please tick (✓) one option

- Yes, I wish to speak at the public examination
- No, I do not want to speak at the public examination

If you answered Yes, please provide your name and an email address so that we can contact you.

Full name

Email address

**12. Please indicate if you wish to be notified of any of the following:**

Please tick (✓) any that apply

- That the draft charging schedule has been submitted to the Examiner in accordance with section 212 of PA 2008
- The publication of the recommendations of the Examiner and the reasons for those recommendations
- The approval of the Charging Schedule by the charging authority

If you wish to receive any of these, please provide an email address so that we can keep you informed.

## About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

### 13. Which of the following describe you?

Please tick (✓) all that apply

- I live in Buckinghamshire
- I work in Buckinghamshire
- I study in Buckinghamshire
- I represent or own a business in Buckinghamshire
- I am a developer or planner in Buckinghamshire
- I represent a community or voluntary group in Buckinghamshire
- I am an elected representative in Buckinghamshire
- I represent a Parish / Town Council or Town Committee in Buckinghamshire
- I work for Buckinghamshire Council
- Other (please give details below):

### 14. How did you find out about this consultation?

Please tick (✓) all that apply

- Local media (newspaper, radio, TV, website or newsfeed)
- Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- Buckinghamshire Council website or Your Voice Bucks website
- Email or newsletter from Buckinghamshire Council
- Buckinghamshire Council staff or other professionals
- Through working at Buckinghamshire Council
- Poster or leaflet
- Friend or family member
- Local community or special interest group
- Councillor, town/parish council or community board
- Other (please give details below):

**15.Are you responding as an individual or on behalf of an organisation (e.g. a business or a voluntary group)?**

Please tick (✓) one option

- As an individual (go to question 17)
- On behalf of an organisation

**On behalf of an organisation**

**16.Please provide the following details:**

Name of organisation:

Your role/job title:

**End of survey if responding on behalf of an organisation**

**More about you**

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

**17.What is your postcode?**

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

**18.What is your age?**

**Why we ask this:** We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- Under 16
- 16 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 to 84
- Over 85
- Prefer not to say

**19. Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?**

**Why we ask this:** We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- Disability / disabilities
- Impairment(s)
- Long term health condition(s)
- No
- Prefer not to say

**20. Are you:**

**Why we ask this:** We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- Female
- Male
- Prefer not to say

**21. How would you describe your ethnicity?**

**Why we ask this:** We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- Asian - British
- Asian - Bangladeshi
- Asian - Chinese
- Asian - Indian
- Asian - Pakistani
- Any other Asian background - Please give details below
- Black - African
- Black - British
- Black - Caribbean
- Any other Black, African or Caribbean background - Please give details below
- Mixed or multiple ethnic groups - White and Asian
- Mixed or multiple ethnic groups - White and Black African
- Mixed or multiple ethnic groups - White and Black British
- Mixed or multiple ethnic groups - White and Black Caribbean
- Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- Any other Mixed or Multiple ethnic background - Please give details below
- White - English, Welsh, Scottish, Northern Irish or British
- White - Irish
- White - Gypsy or English traveller
- White - Irish Traveller
- White - European
- Any other White background - Please give details below
- Other ethnic group - Arab
- Other ethnic group - Arab British
- Other ethnic group - Please give details below
- Prefer not to say

Please give other details here:

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## **End of the survey**

**Thank you for taking the time to complete this survey.**

Please return your completed survey by 11:59pm on 24 May 2026. You can:

- email it to [CILNorthConsultation@buckinghamshire.gov.uk](mailto:CILNorthConsultation@buckinghamshire.gov.uk)
- post it to Buckinghamshire Council(FAO Infrastructure Funding Team, CIL North Consultation) Walton Street, Aylesbury HP20 1UA