

Cambridge City Council and South Cambridgeshire District Council

Community Infrastructure Levy Charging Schedules

**Examination Hearing Monday 12 October 2026 10.00am and
Tuesday 13 October 2026 10.00am**

Agenda

1. Opening and introductions

- This will include a clarification that issues in relation to an instalment policy, discretionary relief for exceptional circumstances, discretionary charitable relief and payment in kind are beyond the scope of the Examination and are matters that the Councils can consider as a separate process.

2. Legislative requirements and consultation (Issue 1)

- This will be dealt with briefly, issues concerning the evidence base and viability will be dealt with later in the agenda

3. Infrastructure requirements and funding (Issue 2)

- Overview of position from the Councils regarding strategic transport infrastructure requirements, costs, funding, delivery, timescales and the funding gap including any updates
- Timing of the CIL in relation to existing Local Plans and the emerging Greater Cambridge Local Plan and the strategic transport infrastructure requirements flowing from them
- Implications of the establishment of the Greater Cambridge Development Corporation
- Relationship with S106 obligations, potential for overlap and the Planning Obligations SPD 2026

4. Healthcare uses

- Councils' position and scope for clarification (particularly in relation to representations obo Cambridge University Hospitals)

5. Residential charging rates (Issue 3)

- Adequacy of typologies tested - relevance to retirement housing, residential institutions, build to rent, mixed use including residential
- Strategic sites - Councils' approach and position (existing sites and those in emerging Local Plan)
- Status of Waterbeach New Town East application/permission and applicability of CIL
- Sales values
- Build costs - use of BCIS figures and alternative views

- Allowance for additional costs for larger residential developments on edge of settlements
- S106 cost assumptions - basis and appropriateness, comparison with assumptions in GCLP Viability report by Aspinall Verdi
- Benchmark Land Value
- Other assumptions/costs
- Councils' overview of potential maximum CIL rates and buffer with proposed charge of £60/sqm, relevance to lower sales value areas
- Councils' view on the need for additional typology testing e.g. retirement housing and/or further sensitivity testing e.g. higher build costs

6. Charging rate for Student accommodation (Issue 4)

- Adequacy of typologies tested - relevance to smaller schemes and institution backed/promoted schemes, inclusion of co-living schemes
- Rental assumptions including gross/net floorspace assumption
- Build costs - use of BCIS figures and alternative views
- Yield
- Benchmark Land Value
- Affordable housing requirements and cost implications
- Other assumptions/costs
- Councils' overview of potential maximum CIL rates and buffer with proposed charge of £60/sqm
- Potential for student accommodation to be classed as affordable housing under certain circumstances
- Councils' view on the need for additional typology testing e.g. smaller schemes/institution backed schemes and/or further sensitivity testing e.g. higher build costs

7. Charging rate for offices and R&D (Issue 7)

- Adequacy of typologies tested - relevance to R&D and laboratory developments, definition of R&D, "mid tech" developments
- Rental assumptions
- Build costs - higher spec for R&D and laboratories?, other BCIS categories?
- Benchmark Land Value
- S106 cost assumptions
- Other assumptions/costs
- Councils' overview of potential maximum CIL rates and buffer with proposed charge of £175/sqm
- Councils' view on the need for additional typology testing e.g. R&D and laboratory and/or further sensitivity testing e.g. higher build costs

8. Charging rate for industrial use including data centres (Issue 8)

- Adequacy of typologies tested - relevance to data centres, relevance to larger scale schemes and those with lower plot ratios
- Rental assumptions
- Build costs
- Benchmark Land Value

- S106 cost assumptions
- Other assumptions/costs
- Councils' overview of potential maximum CIL rates and buffer with proposed charge of £35/sqm
- Councils' view on the need for additional typology testing e.g. larger schemes and/or further sensitivity testing e.g. higher build costs

9. Charging rate for hotels (Issue 5)

10. Charging rate for shops, restaurants, financial and professional services

11. Other Matters

Participants

CIL Authorities

Bidwells for Various Clients (Brockton Everlast / Railpen / Stanhope & Pioneer Group).

Cambridge Biomedical Campus

DP9 for Trinity College

Fowlmere Parish Council

Gonville & Caius College

Lichfields for Hill Residential

Lichfields for Lolworth Developments Ltd

Little Wilbraham and Six Mile Bottom Parish Council

Savills for Cambridge University Hospitals

Savills for Newlands & Tritax Big Box Developments

Twenty5 Planning for Henry Boot Developments