

Wycombe CIL rates summary 2021

This summary sets out the rates at which the Community Infrastructure Levy (CIL) will be charged by Buckinghamshire Council in the Wycombe Area for the 2021 calendar year.

This summary is prepared in line with the requirements of regulation 121C of the Community Infrastructure Levy Regulations 2010 (as amended).

The Wycombe CIL charging schedule was adopted in November 2012. This charging schedule has not been subject to any amendments, except for annual indexation. Table 1 sets out the rates at which CIL will be applied for the 2021 calendar year (the “indexed rate”).

Table 1 Rates CIL will be charged at per square metre for the 2021 calendar year

Type of Development	Zone A	Zone B
Residential (C3; C4 including sheltered accommodation)	£185.83/sqm	£222.99/sqm
Convenience based supermarkets and superstores ¹ and retail warehousing ² (net retail selling space of over 280 sqm)	£297.32/sqm	£297.32/sqm
All other retail A1 – A5 and sui generis uses akin to retail*	£185.83/sqm	£185.83/sqm
All other development including B, C1, C2 and D uses.	£0/sqm	£0/sqm

These rates have been calculated by applying the formula:

$$\frac{R \times I_y}{I_c}$$

In this formula, R is the rate at which CIL is charged in the adopted Wycombe CIL charging schedule (2012). These rates are set out in table 2.

I_c is the index figure for the calendar year 2012 (“the year in which the charging schedule containing rate R took effect”). This figure was 224.

I_y is the index figure for the calendar year 2021, as published by the Royal Institute of Chartered Surveyors (RICS). This is 333.

For a copy of the RICS CIL index, please see RICS Community Infrastructure Levy (CIL) Index [RICS Community Infrastructure Levy \(CIL\) Index](#)

¹ 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.

² 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.

Table 2 Rates CIL liable development is charged at as set out in the adopted Wycombe CIL charging schedule

Type of Development	Zone A	Zone B
Residential (C3; C4 including sheltered accommodation)	£125/sqm	£150/sqm
Convenience based supermarkets and superstores and retail warehousing (net retail selling space of over 280 sq metres)	£200/sqm	£200/sqm
All other retail A1 – A5 and sui generis uses akin to retail*	£125/sqm	£125/sqm
All other development including B, C1, C2 and D uses.	£0/sqm	£0/sqm