

What applications are CIL liable?



Stroud District Council has put together a more comprehensive list on which development types will be considered 'CIL liable' to assist you when making a planning application. CIL applies to applications determined after 01/04/2017 when the council implemented the levy.

CIL liable development:

- The creation of new dwellings, annexes and holiday lets (C3 use) of any size, through new build or conversion.
- Residential extensions which measure 100m² or more (Gross Internal Area).
- The creation of a new supermarket or retail warehouse or an extension to existing premises measuring 100m² or more.
- Section 73 applications where there is an increase in floor area to a previous permission.
- Development permitted under General Consent which falls into one of the above criteria (e.g. barn conversion to dwelling).
- Reserved Matters applications, except for those relating to Outline permission granted before 01/04/2017.

Certain applications which fall into one of the above criteria may be exempt from a CIL payment; these include Self-Build projects and Affordable Housing. The CIL process must still be carried out in the event an exemption is applied. Exemption claim forms can be located on the 'Forms' section of the CIL web pages or on Planning Portal.

Development not liable to CIL:

- Housing sites allocated in the Local Plan (Policies SA1 – SA5a).
- Housing sites located in the CIL Exemption Area*
- Extensions measuring less than 100m² (Gross Internal Area).
- Buildings in which people do not normally go, or only go intermittently for the purpose of inspecting or maintaining fixed plant or machinery.
- Vacant buildings brought back into the same use.
- Older persons housing.
- Structures which are not buildings, such as pylons and wind turbines.
- Commercial development which is not a Retail Warehouse or Supermarket.

**The CIL Exemption Area can be viewed on the Interactive Map linked on the 'Liable Development and Charging Schedule' page. The exemption area is outlined in dark blue and predominantly follows the Stroud Industrial Heritage Conservation Area (IHCA). If you aren't sure if your development is within this area, please contact the team to confirm.*