



**Vale  
of White Horse**  
District Council



*Help us Shape the Future*

# Community Infrastructure Levy (CIL) Draft Charging Schedule STATEMENT OF MODIFICATIONS Submission Version

Your Vale - Your Future

March 2021

## 1. Introduction

- 1.1 This Statement sets out a number of minor modifications that Vale of White Horse District Council has made to its Draft Community Infrastructure Levy (CIL) Charging Schedule, in response to representations received during the period of public consultation, which ran from 11 January to 8 February 2021.
- 1.2 Table 1 below comprises a schedule of all the minor modifications, with deleted text shown as strike through and additional text shown in red and highlighted in bold. The table also includes a brief justification for each modification, as well as the name of the respondent to whose consultation comments the modification relates.
- 1.3 The Statement of Modifications is being published in accordance with Regulation 19(1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) and has been made available to the appointed Examiner, who will conduct the independent Examination into the Draft CIL Charging Schedule.

## 2. Right to be heard by the Examiner

- 2.1 Any person may request to be heard by the Examiner in relation to any of the modifications set out in this Statement of Modifications.
- 2.2 Requests to be heard by the Examiner in relation to the modifications set out in this Statement of Modifications can be made during the 4-week period following the formal submission date of the Draft CIL Charging Schedule i.e. from **19 March 2021 to midnight on 16 April 2021** and these can be submitted:
  - via email to: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk) (with 'Vale CIL Modifications' in the subject line); or
  - via post to: 'Freepost SOUTH AND VALE CONSULTATIONS' (no other address information or stamp is needed).
- 2.3 Requests must include details of the modifications on which you wish to be heard. Please also detail whether you support or oppose the modification and why.
- 2.4 Your right to be heard at this stage applies only to the Modifications. The Council will submit a copy of each request it receives to the Examiner via the Programme Officer.
- 2.5 For your request to be considered by the Examiner, you must also provide your name and address, which we will share with the appointed Examiner and a Programme Officer, who acts as a point of contact between the Council, Examiner and respondents before, during and after the Examination. In line with the Community Infrastructure Levy Regulations 2010, you may be contacted by the Programme Officer (or where necessary the Council) with

relevant updates regarding the Examination or other aspects of our CIL review.

- 2.6 Copies of any requests received on the Statement of Modifications submitted by individuals will be published on the Council's website, alongside their name. No other contact details will be published. Requests submitted by businesses and/or organisations will be published, including contact details.
- 2.7 If you would like to know more about the Council's data protection registration or to find out about your personal data, please visit [www.whitehorsedc.gov.uk/dataprotection](http://www.whitehorsedc.gov.uk/dataprotection).
- 2.8 A request to be heard on the Modifications may be withdrawn at any time prior to the start of the Examination, by giving notice in writing to the Council.

**Table 1: Modifications to the Draft Community Infrastructure Levy (CIL) Charging Schedule**

<b>Mod Ref</b>	<b>Respondent</b>	<b>Document Reference</b>	<b>Modification</b>	<b>Reason for Modification</b>
Mod 01	Oxfordshire County Council	Para 1.4	<p>'The Draft Charging Schedule is supported by the following evidence documents, which can be found on the Council's website.</p> <ul style="list-style-type: none"> <li>Two Infrastructure Delivery Plans (IDPs), which set out infrastructure requirements to support the delivery of planned development within the VOWH Local Plan 2031 <b>at the time they were compiled...</b>'</li> </ul>	To clarify that the information contained in the IDPs was correct at the time they were produced.
Mod 02	N/A	Para 1.5	<p>'Alongside its review of CIL, the Council is undertaking a review of its current Developer Contributions Supplementary Planning Document (SPD) <del>and has published a revised consultation draft on which it is also seeking views.</del></p>	Update, as consultation has now ended.
Mod 03	Oxfordshire County Council	Para 2.2	<p>'Amendments to the Community Infrastructure Levy Regulations 2010 were introduced in September 2019. Significant changes included: removal of pooling restrictions for S106 obligations (i.e. the requirement that no more than five S106 obligations can fund a single infrastructure project); removal of the requirement for a Regulation 123 list (i.e. a list of infrastructure projects <del>to be funded by CIL as opposed to S106</del> <b>that CIL might be spent on</b>); introduction of a new requirement to produce an annual Infrastructure Funding Statement.'</p>	Change to text to clarify that the Regulation 123 list did not state infrastructure projects that would be funded by CIL, but instead was intended to identify infrastructure that S106 could not be secured for.

Mod Ref	Respondent	Document Reference	Modification	Reason for Modification
Mod 04	Oxfordshire County Council	Para 4.1	'Section 106 agreements and Section 278 Highways Agreements will continue to be used to secure <del>site specific</del> mitigation and affordable housing following the CIL review...'	Amendment to identify that Section 106 agreements and Section 278 highways agreements are not used only to secure 'site specific' mitigation. Agreements will be made to secure necessary mitigation, which may include contributing to mitigating cumulative impacts.
Mod 05	Oxfordshire County Council	Para 4.1	'... <del>As</del> <del>the</del> amended CIL regulations no longer contain a restriction on the pooling of monies from more than five S106 obligations to fund a single infrastructure project, <b>and</b> both CIL and S106 funding can <del>now</del> be secured towards the same piece of infrastructure <b>without the limitation of pooling.</b> '	Amendment to clarify that CIL and S106 funding could not previously be secured towards the same piece of infrastructure.
Mod 06	N/A	Para 4.2	The Council has an adopted Developer Contributions Supplementary Planning Document (SPD) which <del>has been</del> <b>is being</b> reviewed alongside the <del>revised</del> draft CIL Charging Schedule. The updated draft SPD identifies how the Council will ensure new development contributes towards the provision of infrastructure such as roads, schools, community facilities, leisure facilities and open space. <del>The updated draft Developer Contributions SPD is also out for public consultation.</del>	Update, as consultation has now ended.

Mod Ref	Respondent	Document Reference	Modification	Reason for Modification
Mod 07	Edgars Planning Consultancy	Table 1	Add footnote to Table 1 as follows:  <b>‘Student accommodation which is self-contained (e.g. studio flats) will be charged CIL at the relevant residential rate.</b>  <b>Student accommodation of a communal nature (e.g. shared living areas and/or kitchens) will be nil rated.’</b>	Table 1 requires a footnote in order to clarify the types of student accommodation that will be CIL liable.
Mod 08	Infrastructure & Development Team, Vale of White Horse District Council	Table 1	In Table 1, under the heading Proposed CIL Rates add <b>‘(£ per sq m)’</b> .	This addition is needed to make it clear that the charges are £ per square metre.
Mod 09	North Hinksey Parish Council	Para 9.1, first bullet point	‘New buildings or extensions under 100 sqm of gross internal floor space, which do not involve the creation of a new dwelling;’	Sentence would benefit from additional punctuation for clarity.
Mod 10	Oxfordshire County Council	Para 10.1	‘CIL revenue will be spent on the infrastructure needed to support development in the Vale. How CIL is spent is currently set out within our CIL Spending Strategy. In addition, the Council will produce an Infrastructure Funding Statement which will be published annually by 31 December. The Infrastructure Funding Statement reports on all funds secured, received and spent in the previous financial year for CIL and S106. <b>Oxfordshire County Council will also produce its own Infrastructure Funding Statement annually in the same way.’</b>	To note that Oxfordshire County Council will also produce an Infrastructure Funding Statement annually.

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