

Oxford City Council Community Infrastructure Levy

Draft CIL Charging Schedule – Statement of Submission February 2025

1. Introduction

1.1 This statement has been produced to demonstrate Oxford City Council’s compliance with the requirements set out in Part 11 of the Planning Act 2008 (as amended) and the CIL Regulations 2010 (as amended).

2. Compliance

- 2.1 Oxford City Council hereby declares that:
- a. As the charging authority, it has complied with the Requirements of Section 212(4) of the Planning Act 2008 and the CIL Regulation 2010 (as amended);
 - b. That the charging authority has used appropriate available evidence to inform the draft charging schedule; and,
 - c. That any other matters prescribed in the CIL Regulations 2010 (as amended) have been dealt with.

2.2 The table below demonstrates that the Council has complied with these provisions from the planning act 2008 and the CIL regulations.

Section 211 - Amount	<p>In setting the rates and preparing the Draft Charging Schedule Oxford City Council has had regard to the actual and expected costs of infrastructure; the economic viability of development; other actual or expected sources of funding for infrastructure; the actual or expected administrative expenses in connection with CIL and the Statutory Guidance.</p> <p>The Council commissioned consultants BNP Paribas Real Estate to prepare viability assessments to underpin the review of the CIL Charging Schedule.</p> <p>With regards to this, Oxford City Council have published on our website:</p> <ul style="list-style-type: none"> • The CIL Partial Review Draft Charging Schedule • A Local Plan Viability Assessment (LVPA) • A CIL Addendum to the LVPA • The Infrastructure Funding Gap • An Infrastructure Delivery Plan (IDP) • The Infrastructure Funding Statement 22-23 <p>In addition, Oxford City Council has also consulted with a range of stakeholders in preparing the Draft Charging Schedule, with a formal consultation on the following date from the 10th of November 2023 to the 5th of January 2024 (6 weeks).</p>
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Section 212 – charging schedule examination	<p>The Council has submitted the CIL Draft Charging Schedule and accompanying evidence to the Planning Inspectorate who will provide an independent inspector to examine the Draft CIL Charging Schedule for approval. The planning inspectorate are independent of the Council and have appropriate experience and expertise.</p> <p>All persons who have submitted representations to the consultation on the Draft CIL Charging Schedule stating that they would like to be heard by the examiner, will be given this opportunity.</p>
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2.3 The regulations that apply to the processes involved in progressing a CIL Draft Charging Schedule to examination are as follows:

- Regulation 12 - Format and content of charging schedules
- Regulation 13 - Differential rates
- Regulation 14 - Setting rates
- Regulation 16 - Publication of a draft charging schedule
- Regulation 17 - Representations relating to a draft charging schedule
- Regulation 19 - Submission of documents and information to the examiner

2.4 The table below demonstrates that the Council has complied with these Regulations:

The Community Infrastructure Levy Regulations 2010 (as amended)																																																																							
Reg 12 – Format and content of charging schedules	<p>Oxford City Council’s Draft CIL Charging Schedule contains the information required by the Regulation 12 part 2, including:</p> <p>(a) The name of the Charging Authority;</p> <p>(b) The rates in pounds per square metre at which CIL is to be charged in the authority’s area; and,</p> <p>(d) An explanation of how the chargeable amount will be calculated.</p>																																																																						
Reg 13 – Differential Rates	<p>This regulation applies to differential rates. Oxford City Council proposes to set differential rates as is set out in the Council’s Draft CIL Charging Schedule:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development Type*</th> <th style="text-align: center;">Jan 2023 Rates per m²</th> <th style="text-align: center;">Jan 2024 Rates per m²</th> <th style="text-align: center;">Proposed rates per m² following Partial Review Consultation</th> </tr> </thead> <tbody> <tr><td>E Shops</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>E Financial and professional services</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>E Restaurants and cafés</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>Sui Generis Drinking establishments</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>Sui Generis Hot food takeaways</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr style="background-color: #92D050;"><td>E Office and Research and Development</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£168.74</td></tr> <tr style="background-color: #92D050;"><td>B2 General industrial</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr style="background-color: #92D050;"><td>B8 Storage or distribution</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr><td>C1 Hotels</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr><td>C2 and C2A Residential institutions and secure residential institutions</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr><td>C3 Dwelling houses**</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>C4 Houses in multiple occupation (HMO)</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>Student accommodation</td><td style="text-align: center;">£158.00</td><td style="text-align: center;">£168.74</td><td style="text-align: center;">£168.74</td></tr> <tr><td>F1 Non-residential institutions</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr><td>Sui Generis Assembly and leisure</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> <tr><td>All development types unless stated otherwise in this table</td><td style="text-align: center;">£31.59</td><td style="text-align: center;">£33.74</td><td style="text-align: center;">£33.74</td></tr> </tbody> </table> <p>*Changes to the Use Class Order came into effect 1 September 2020 **C3 includes self-contained sheltered accommodation and self-contained graduate accommodation</p>			Development Type*	Jan 2023 Rates per m ²	Jan 2024 Rates per m ²	Proposed rates per m ² following Partial Review Consultation	E Shops	£158.00	£168.74	£168.74	E Financial and professional services	£158.00	£168.74	£168.74	E Restaurants and cafés	£158.00	£168.74	£168.74	Sui Generis Drinking establishments	£158.00	£168.74	£168.74	Sui Generis Hot food takeaways	£158.00	£168.74	£168.74	E Office and Research and Development	£31.59	£33.74	£168.74	B2 General industrial	£31.59	£33.74	£33.74	B8 Storage or distribution	£31.59	£33.74	£33.74	C1 Hotels	£31.59	£33.74	£33.74	C2 and C2A Residential institutions and secure residential institutions	£31.59	£33.74	£33.74	C3 Dwelling houses**	£158.00	£168.74	£168.74	C4 Houses in multiple occupation (HMO)	£158.00	£168.74	£168.74	Student accommodation	£158.00	£168.74	£168.74	F1 Non-residential institutions	£31.59	£33.74	£33.74	Sui Generis Assembly and leisure	£31.59	£33.74	£33.74	All development types unless stated otherwise in this table	£31.59	£33.74	£33.74
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Reg 14 – Setting Rates	<p>In setting its levy rates, Oxford City Council has complied with Regulation 14(1), which requires that it, <i>“must aim to strike an appropriate balance between (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.</i></p> <p><i>(2) In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL in accordance with regulation 61...’</i></p> <p>This is set out in the following documents:</p> <ul style="list-style-type: none">• The CIL Partial Review Draft Charging Schedule• Cabinet report for submission of the Partial Review Draft Charging Schedule for Examination• A Local Plan Viability Assessment (LVPA)• A CIL Addendum to the LVPA• Statement of Representations• Statement of Modifications• The Infrastructure Funding Gap• An Infrastructure Delivery Plan (IDP)• The Infrastructure Funding Statement 22-23 <p>These documents are available to view and download from the Council’s website.</p>
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Reg 16 – Publication of a draft charging schedule

Reg 17 - Representations relating to a draft charging schedule

The Draft Charging Schedule Consultation Document was published on the Council website and available in the Council's offices and Oxford City Libraries on the 10th of November 2023. Published alongside it were: Oxford City Council Local Plan Viability Assessment; Statement of Representation Procedure; relevant evidence base documents and a statement of the fact that hardcopies were available for inspection at the Council's Offices and on the Council's website.

A copy of the draft charging schedule and a statement of the representations procedure was sent to the consultation bodies via email and post on the 10th of November for comment.

A local advertisement which set out the Regulation 16 Statement of Representations Procedure, and a statement of the fact that hardcopies of the Draft Charging Schedule, statement of representations and relevant evidence were available for inspection at the Council's Offices was published in the Oxford Times on the 9th of November 2023 (see below):



The period for representations on the Draft Charging Schedule was 10th November 2023 to 5th January 2024 (6 weeks). A total of 19 representations were received within the period and none have been withdrawn.

Full copies of representations can be found in the Regulation 19 Statement of Representations Received- including a summary of all representations as well as individual responses to those representations these documents have been available to view on the Council's website. All representations were taken into account⁴ before the submission of the DCS for examination.

<p>Reg 19 – Submission of documents and information to the examiner</p>	<p>Oxford City Council submitted the following documents in written and electronic form, to the PINS on the 27th of June 2024, however, due to unavailability of examiners, the documents were resubmitted for examination on the 12th of February 2025 to Intelligent Plans and Examinations.</p> <ul style="list-style-type: none"> • The CIL Partial Review Draft Charging Schedule • A Regulation 19(1)(b) Statement of Representations • Copies of the full representations (Regulation 17) • A Statement of Modifications • A Local Plan Viability Assessment (LVPA) • A CIL Addendum to the LVPA • The Infrastructure Funding Gap • An Infrastructure Delivery Plan (IDP) • The Infrastructure Funding Statement 22-23 • Current CIL rates, January 2024 • The adopted CIL charging Schedule 2013 • Cabinet report for submission of the Partial Review Draft Charging Schedule for Examination • Oxford Local Plan Background Paper 6a – Oxford's Economy • Post-consultation background paper • List of documents <p>Copies of the submitted Draft Charging Schedule and key supporting documents were made available at the Council's Offices at Town Hall Oxford on 27th of June 2024 and on the Council web page (in compliance with (19(3) "<i>as soon as practicable after a charging authority submits</i>"). All documents were published on the Council's website on the same date together with a statement of the fact that the documents were available for inspection.</p> <p>All persons who submitted responses to the CIL Draft Charging Schedule and requested to be updated were notified of its submission and modifications (in compliance with Reg. 19(4-5)) via email on 27th of June 2024 and again for</p>
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<p>Reg 21 – CIL Examination: right to be heard</p>	<p>The Council received 15 requests to be heard by the Examiner within the period for making representations to the Draft CIL Charging Schedule.</p> <p>As modifications were made to the DCS following consultation, all parties contacted for the DCS consultation were informed of the right to be heard, (in relation to the modifications only) from the submission date of the 12th of February 2025 until Wednesday 12th March 2025 (a four-week period specified in 21 (5(a)) of the regulations and this information was also made publicly available on the Council’s website.</p> <p>The Council has appointed a Programme Officer, who will support the Planning Inspector in their work during the examinations.</p> <p>The Programme Officer, Ian Kemp can be contacted at:</p> <p>ian@localplanservices.co.uk</p> <p>The Council will publish the time and place of the CIL examination and the name of the Examiner on its website and notify all people who made representations in accordance with Regulation 17.</p>
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