

## **Appendix 1**

# **Statement of Modifications to the Oxford City Council Community Infrastructure Levy Draft Charging Schedule - Regulation 19 (1)(d)**

### **Introduction**

1. This Statement of Modifications sets out the modifications which have been made to the Council's Community Infrastructure Levy (CIL) Draft Charging Schedule since it was published for consultation between the 10<sup>th</sup> November 2023 and 5<sup>th</sup> January 2024. This has been produced in accordance with Regulation 19(1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended).
2. Modifications are set out in the table of modifications below.

## Table of modifications

| Modification Number | Modification   | Reason for Modification  |
|---------------------|--|--|
| 1                   | <p><b>Update of introductory text at para. 4-5:</b></p> <p><del>“4. The City Council is a charging authority under CIL legislation and is undertaking went out to consultation on this Draft Charging Schedule with a view to adopting the new schedule in 2024. The purpose of this consultation is to seek views on the proposed rates of CIL as set out in the Draft Charging Schedule. The consultation took place on Friday 10<sup>th</sup> November 2023 to Friday 5<sup>th</sup> January 2024.</del></p> <p><del>“5. The consultation period runs from Friday 10<sup>th</sup> November 2023 to Friday 5<sup>th</sup> January 2024. In line with the updated evidence and having taken into consideration the content of the representations raised at consultation, partial amendments to the existing CIL Charging Schedule are published for examination.”</del></p> <p><b>and at para. 7:</b></p> <p><del><i>“The Oxford CIL Offices and R&amp;D Viability Addendum note was produced following consultation to consider additional site-specific testing of the R&amp;D and Offices rates.”</i></del></p> | To update DCS text to reflect that the project has moved on a stage          |
| 2                   | <p><b>Replace the following text para 19-22:</b></p> <p><del>19 The main conclusions from the viability assessment regarding CIL rates are that to accommodate the policies of the local plan 2040, most use classes would not be able to absorb an additional increase in the CIL rate beyond annual indexation.</del></p> <p><del>20 Hence, most rates in the proposed charging schedule remain fixed and are to be indexed as usual on an annual basis, to account for inflation since the original CIL charging schedule was adopted in October 2013.</del></p> <p><del>21 The use classes E(g) business and B2/B8 industrial, however, can demonstrate viability at higher rates of CIL and the recommendation of the report is that rates can be increased for these uses to the higher CIL rate (same rates as C3 residential).</del></p>   | To update DCS text in the light of the supplementary viability evidence work |

|                            | <p><del>22 The rates for these use classes were previously set at a much lower rate than most residential and employment uses in the original Charging Schedule and have remained this way for the past decade. However, over time the capital values of business and industrial developments have significantly appreciated, and higher rates of CIL can now be accommodated.</del></p> <p><b>With:</b></p> <p>19 <u>Following consultation, an additional addendum note was produced to consider comments made at consultation of the partial review of the charging schedule.</u></p> <p>20 <u>The evidence gathered in the original and supplementary viability work supports an increase in Class E – Office and R&amp;D rates, demonstrating from site-specific testing that surpluses from key employment sites can accommodate an increase in this rate.</u></p> <p>21 <u>Although original viability testing showed that Class B developments can accommodate an increased CIL rate, following the approval of a recent major industrial development, there is currently no known Class B floorspace anticipated to come forth, meaning that additional site-specific testing could not be carried out.</u></p> <p>22 <u>The proposed changes to the adopted charging schedule are thus to increase E – Office and R&amp;D rates, and to maintain B2/B8 industrial rates at their current rate.</u></p> |                                   |   |                                   |   |                       |        |        |                              |                            |        |        |                              |  |
|----------------------------|--|-----------------------------------|---|-----------------------------------|---|-----------------------|--------|--------|------------------------------|----------------------------|--------|--------|------------------------------|--|
| 3                          | <p><b>Reverting to existing B2/B8 rates in Charging Schedule table 1</b></p> <table border="1" data-bbox="432 1621 1139 1937"> <thead> <tr> <th>Development Type</th> <th>Jan 2023 Rates per m<sup>2</sup></th> <th>Jan 2024 Rates per m<sup>2</sup></th> <th>Proposed rates per m<sup>2</sup> following Partial Review Consultation</th> </tr> </thead> <tbody> <tr> <td>B2 General industrial</td> <td>£31.59</td> <td>£33.74</td> <td><del>£168.74</del><br/>£33.74</td> </tr> <tr> <td>B8 Storage or distribution</td> <td>£31.59</td> <td>£33.74</td> <td><del>£168.74</del><br/>£33.74</td> </tr> </tbody> </table>  | Development Type                  | Jan 2023 Rates per m <sup>2</sup>                                       | Jan 2024 Rates per m <sup>2</sup> | Proposed rates per m <sup>2</sup> following Partial Review Consultation | B2 General industrial | £31.59 | £33.74 | <del>£168.74</del><br>£33.74 | B8 Storage or distribution | £31.59 | £33.74 | <del>£168.74</del><br>£33.74 | To reflect the conclusions of the supplementary viability work |
| Development Type           | Jan 2023 Rates per m <sup>2</sup>  | Jan 2024 Rates per m <sup>2</sup> | Proposed rates per m <sup>2</sup> following Partial Review Consultation |                                   |   |                       |        |        |                              |                            |        |        |                              |  |
| B2 General industrial      | £31.59   | £33.74                            | <del>£168.74</del><br>£33.74  |                                   |   |                       |        |        |                              |                            |        |        |                              |  |
| B8 Storage or distribution | £31.59   | £33.74                            | <del>£168.74</del><br>£33.74  |                                   |   |                       |        |        |                              |                            |        |        |                              |  |

|                 |  |  |
|-----------------|--|--|
| <p><b>4</b></p> | <p><b>Update of wording in Annex 2 to correct a reference</b></p> <p>Annex 2 – <del>Regulation 40</del> Schedule 1 of the Community Infrastructure Levy Regulations (As amended)”</p> <p><b>And:</b></p> <p><del>“PART 5 – CHARGEABLE AMOUNT - <u>Part 1 – Standard Cases</u>”</del></p> | <p>To correct a reference to the CIL regulations</p> |
|-----------------|--|--|