



**Vale  
of White Horse**  
District Council



*Help us Shape the Future*

# Proposed Modifications to the Draft Charging Schedule

**Your Vale - Your Future**

December 2016

**Vale of White Horse Community Infrastructure Levy (CIL) Draft Charging Schedule: Proposed Modifications (replaces those modifications proposed April 2015)**

No.	Respondent	Consultee ID	Page/para no.	Proposed Modification	Reason for Modification
1	VOWH	N/A	Page 1/Table 1- line 2, column 4	Amend description to read:  <i>“Zone 3 – Crab Hill, Monks Farm, Grove Airfield, East of Coxwell Road Faringdon Land South of Park Road, South Faringdon, North of Shrivenham, and Didcot Power Station strategic site allocations.</i>	The updated viability evidence (01/12/16) for these strategic sites indicates that when the necessary S106 contributions are taken into account, the prevailing geographic CIL rate results in the residual values being below the viability threshold or at the margins of viability. Therefore, potentially threatened delivery of sustainable development on these sites.
2	VOWH	N/A	Maps	Amend maps to illustrate amended zone 3 – zero charging rate zone:  Zone 3 – Crab Hill, Monks Farm, Grove Airfield, East of Coxwell Road Faringdon Land South of Park Road, South Faringdon, North of Shrivenham, and Didcot Power Station strategic site allocations.	Clear illustration of the different charging zones as required by the Community Infrastructure Levy Regulations 2010 (as amended) following the updated viability evidence (02/12/16) and zero rating of additional sites.

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3	VOWH	N/A	Page 1/table 1 - under development type, line 3 under 'development type' – column 1.	Delete "...on sites of 11+net dwellings.."	The updated viability evidence indicates that a differential for small sites can no longer be justified.
4	VOWH	N/A	Page1/table 1- line 3- under 'development type' – column 1.	Delete "... including self contained, independent living accommodation, acting outside the registered Care Standards – Use C3 or sui generis"	The viability evidence has been undertaken based on the common understanding of 'residential development' which includes accommodation for the elderly and frail
5	VOWH	N/A	Page 1/table 1, line 3 under 'development type' – column 1.	Add "... (including student accommodation and housing for the elderly and frail)"	For the avoidance of doubt that the residential rate includes student accommodation and housing for the elderly and frail.
6	VOWH	N/A	Page 1 /table 1 –line 4 under.	Delete in column 1: "Residential Development on sites of 1-10 net new dwellings or over 1000sqm except as excluded below)" ; column 2: "£260"; column 3: "£200" and column 4: "Not applicable"	The updated viability evidence indicates that a differential for small sites can no longer be justified.

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7	VOWH	N/A	Page 1/table 1, line 5	Delete in column 1: " <i>Housing for the frail or disabled where ongoing and regular care is provided (by registered provider and Care Standards) on site (use class C2)</i> " and in columns 2,3, and 4: "£0"	To clarify that housing for the elderly is within the residential development and residential institutions (care homes) are a separate use and this is not a use critical to the delivery of the plan.
8	VOWH	N/A	Page 1/table 1 –line 8 under 'development type' – column 1 - supermarkets and retail warehouse	Delete: " <i>exceeding 280m2 (gross internal area)</i> "	The viability study was not based on the Sunday trading definition, but on the common understanding of supermarket and retail warehouse.
9	VOWH	N/A	Page1- below table 1, 2 <sup>nd</sup> sentence	Delete: ' <i>Retail warehouses and supermarkets exceeding 280m2 are classified as larger stores under the Sunday Trading Act 1994.</i> '	The viability study was not based on the Sunday trading definition, but on the common understanding of supermarket and retail warehouse.
10	VOWH	N/A	Maps	Amend maps to clearly define the supermarket and retail warehousing zone.	For clarity
11	VOWH	N/A	Overall draft charging schedule	Revision of text and layout	For clarity

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			document - layout and text		

A request to be heard by the examiner on the above proposed modifications may be made to the Vale of White Horse District Council by email or post.

Email: [planning.policy@whitehorsedc.gov.uk](mailto:planning.policy@whitehorsedc.gov.uk)

Post: Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB

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