

From: [Kim Hudson](#)
To: [Chris Hargraves](#); [Sarah Veasey](#)
Subject: RE: CIL Charging Schedule - Consultation Feedback
Date: 15 October 2024 15:24:18
Attachments: [image001.png](#)
[Draft CIL Charging Schedule June 2024.pdf](#)
[image644430.png](#)

Thank you for your email Sarah,
Scrolling down to the original email sent on the 30th September at 8am, it does not seem to include details of the email destination so please could you confirm which email address it was sent to and I will check my records. It does not appear to have been received based on my current records but notwithstanding this, we are happy to accept your comments. Please could you confirm that you are happy for your representation to be uploaded to the portal which is publicly available along with your name. Please could you also indicate if you would like to be notified of the examination process and whether you would like to be heard by the Inspector. I note that a number of questions have been posed and therefore I have attached our CIL Draft Charging Schedule which provides further information which you may find useful. This was heard at Overview & Scrutiny and the Executive prior to the CIL consultation. The next step is to consider the consultation responses and submit the CIL Draft Charging Schedule and other background documentation to the examiner.

In setting out the proposed rates, consideration was given to the established rates of adjoining authorities alongside the viability evidence prepared to inform the CIL. It was determined that the strategic development areas are unable to pay CIL alongside the hefty S106 contributions they are expected to contribute on viability grounds (further information is set out in the report). Medium sized residential schemes would be charged as per the recommended rates (although this may be subject to change).

The amount of CIL revenue to be passed to the Parish Council in which the development is located is based on the CIL Regulations rather than determined by each individual Local Authority. 15% of the CIL payment is passed to Parish Councils without a neighbourhood plan and is subject to a cap of £100 plus annual indexation. This is based on the number of existing dwelling within the parish not on the number of dwellings proposed through development. As such, this cap is highly unlikely to apply in the majority of cases.

Your comments regarding the need for CIL payments to be spent in an equitable manner will be considered alongside the other comments submitted and reported to the examiner.

I hope this is of assistance.

Kind regards,

Kim Hudson

Kim Hudson

Principal Planning Policy Officer - West Oxfordshire District Council



From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>

Sent: 15 October 2024 08:48

To: Sarah Veasey <Sarah.Veasey@westoxon.gov.uk>; Anne Learmonth <Anne.Learmonth@westoxon.gov.uk>

Cc: Kim Hudson <Kim.Hudson@westoxon.gov.uk>

Subject: RE: CIL Charging Schedule - Consultation Feedback

Hi Sarah

I've copied in Kim Hudson who is leading on this and who can, I'm sure, check to see if your comments were successfully received.

Best wishes

Chris

Chris Hargraves

Planning Policy Manager - West Oxfordshire District Council



From: Sarah Veasey <Sarah.Veasey@westoxon.gov.uk>

Sent: 13 October 2024 20:34

To: Anne Learmonth <Anne.Learmonth@westoxon.gov.uk>

Cc: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>

Subject: Fw: CIL Charging Schedule - Consultation Feedback

Dear Anne/Chris,

I wonder whether you could help me, I tried to send my comments in to the consultation on the CIL charging schedule and I didn't get a confirmation back. So I wrote to the below email and sent it to the consultation email but again didn't get a confirmation back.

Please can you let me know who is dealing with the CIL feedback and how can I confirm that they received my feedback ? I'm happy to send my comments over to them again if I know who it is.

Many thanks

Sarah

From: Sarah Veasey <Sarah.Veasey@westoxon.gov.uk>

Sent: 30 September 2024 08:00

Subject: CIL Charging Schedule - Consultation Feedback

Hello,

I sent my comments on Friday however I'm not sure that my email was received as I didn't receive confirmation back, so I'm writing again to be sure my comments have been received.... please can you confirm that you have received this email and that it will be accepted into the consultation ?

Firstly - please advise what is the process to evaluate the CIL Charging Schedule within the District Council ? Which sub committees will evaluate the comments and when ? Will this be brought to scrutiny or full council for comment and debate by ward councillors ? I would like to raise my concerns in council as well as by reply to this consultation.

In terms of the proposal, whilst I welcome the introduction of CIL because it brings an additional tier of desperately needed infrastructure funding to West Oxfordshire alongside planning, I have the following questions and concerns:

- How do the proposed CIL bands per metre square, compare to other district councils ? I note that in Lewis District Council (Sussex) there are several tiers and the highest rate there is £150 per metre square.
- The proposed CIL percentage returned to the village/location where the charge is levied is currently set at 15% capped at £100 per dwelling (rising to 25% uncapped per dwelling if the village has a valid Neighbourhood Plan) - how do these percentages compare to those applied on other district councils ? Why would the 15% charge be capped ?
- As I understand it, for the key 4 sites in the WOLP 2031 these would only qualify for S106 but why could they not also qualify for CIL and what about the medium sized projects of say 200 houses that are prevalent around West Oxon - will they qualify for CIL ?
- In terms of my ward, villages like North Leigh are taking disproportionately large amounts of planning to their current housing numbers and yet have very little infrastructure already in place. Whilst the proposed charge is a flat percentage across all villages which would appear equitable, the reality is that in North Leigh CIL will be generating large amounts of revenue for WODC compared to other villages but they will have very little amount (especially as our Neighbourhood Plan has not yet been validated and with the £100 cap) returned to them to spend on infrastructure here to catch up with other villages in West Oxon especially compared to the Uplands zone where there are less planning applications but infrastructure is already in place. This is not equitable. There should be a mechanism, possibly through reference to an updated version of the Settlement Sustainability Report, or through another similar mechanism, whereby settlements such as North Leigh, with HUGE planning applications but MINIMAL infrastructure/amenities already in place, should be allocated higher returned levels of the collected CIL funds,

temporarily above the 15/25% until they have caught up with the other 35 villages in WODC.

Regards

Sarah Veasey

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