



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

West Oxfordshire Community Infrastructure Levy Schedule of Non-Material Minor Amendments

This schedule sets out a series of proposed non-material minor amendments to the West Oxfordshire Community Infrastructure Levy (CIL) Draft Charging Schedule (DSC) – June 2024.

The proposed modifications are minor in nature including factual and typographic errors and matters of minor clarification.

The modifications are listed below:

Modification number: 1

Modification to paragraph: 6.4.

Proposed modification:

The 15% CIL payment passed to Parish Councils is capped at £100/dwelling plus annual indexation. This is based on the number of existing dwellings within the parish, not on the number of dwellings proposed through development.

Reason for modification:

To provide further clarity on how this cap is applied and to provide some reassurance to Parish Councils that it would be extremely rare for this cap to be exceeded.

Modification number: 2

Modification to paragraph: Creation of Appendix 4 .

Proposed modification:

Insert a ‘glossary of terms’ as set out below.

Glossary of Terms (in alphabetical order):

Abatement – *The process that allows developers to claim a credit for CIL which has already been paid.*

Annual Monitoring Report (AMR) – *A document produced annually which assesses and reports on the performance of the Local Plan and other policies.*

Brownfield site (previously developed land) – *Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.*

Charging Authority (CA) – *The District Council is the Charging Authority for CIL.*

Charging Schedule (CS) – *Sets out the fees for CIL, based on the type of use and the area of the District in which development is located.*

Community Infrastructure Levy (CIL) – *The Community Infrastructure Levy is a charge placed on certain developments, to be paid by developers, to provide necessary infrastructure.*

Commencement – *Generally, this is the date in which planning permission is implemented, and includes demolition or the ground being dug.*

Greenfield site – Land which has not previously been built on.

Infrastructure – This is defined within the CIL Regulations. Examples include transport, education, utilities and open spaces.

Infrastructure Delivery Plan (IDP) – A document which identifies the infrastructure required to support the Local Plan.

Infrastructure Delivery Schedule (IDS) – A list of infrastructure projects which the Council has identified as being necessary to support the Local Plan.

Infrastructure Funding Statement (IFS) – The statement will set out those infrastructure types or projects we plan to fund through CIL and report receipts and expenditure.

Instalments Policy – This enables a Charging Authority to decide the number of payments, the amount and to spread payments over longer periods.

Land Charges – Land charges are restrictions placed on the use of land and are binding on successive owners or occupiers of the land or property.

Local Planning Authority (LPA) – The District Council is the Local Planning Authority for an administrative area.

Mandatory Relief – The CIL Regulations make provision for certain types of development to be eligible for relief from CIL.

Neighbourhood Plans – A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.

Nil charge rate – Sites which are exempt from paying CIL according to guidelines.

NPPF – National Planning Policy Framework. Sets out the Government's planning policies for England and how these should be applied.

Section 106 Agreement (S106) – Legal agreements between a developer and the Council to enable impacts of a development to be offset or to enhance the physical environment or contribute to local facilities.

Strategic Site – Sites which are allocated in the Local Plan as being capable of housing development and specifically identified as 'strategic allocations' (as opposed to non-strategic allocations).

Statement of Community Involvement (SCI) – *A document which sets out our commitments to consulting on planning matters, including CIL.*

Viability – *The need for a charging authority to find a balance between the potential effects of CIL on the economic viability of a development with raising funds for infrastructure.*

West Oxfordshire Local Plan 2031 (WOLP) – *The adopted development plan for West Oxfordshire, which sets out the policies governing how development is planned in the District.*

Reason for modification:

To provide a useful summary of terms most relevant to CIL to aid the reader.