



West Oxfordshire Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS)

Statement of Modification – Settlement Boundaries for setting commercial CIL rates

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APPENDIX I- PROPOSED SETTLEMENT BOUNDARY MAPS

November 2015

I. Introduction

- 1.1 The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from developers who are undertaking building projects in their area. CIL is charged on most new developments on a pound (£) per square metre basis and can be used for improvements to local infrastructure such as roads, schools and open spaces.
- 1.2 CIL charges are set out in a document called the 'charging schedule'.
- 1.3 West Oxfordshire District Council consulted on a CIL draft charging schedule for the District earlier this year. Since then, it has been submitted to the Planning Inspectorate to determine whether the charges are fair and appropriate.

2. CIL Consultation and Examination

- 2.1 The Council published its Community Infrastructure Levy (CIL) draft charging schedule (DCS) for a 6-week period of public consultation from 27 March – 8 May 2015. Responses were received from 22 organisations and individuals.
- 2.2 The draft charging schedule and supporting evidence base was formally submitted for examination on 10 September 2015 in accordance with Regulation 19 of the CIL Regulations.
- 2.3 The documents that were submitted included a list of proposed minor modifications that could be made, to ensure that the charging schedule is appropriate for circumstances in West Oxfordshire.
- 2.4 The Council consulted on those minor modifications for a 4-week period from 16 September – 16 October 2015. Responses were received from 3 organisations.
- 2.5 Planning Inspector Mr Simon Emerson BSc, DipTP, MRTPI is the appointed CIL examiner. He has raised some concerns regarding the proposed CIL rates for commercial uses (A1-A5 uses including shops, restaurants, bars etc.) as set out in the Council's charging schedule¹.
- 2.6 The examiner has particular concern² about the Council's proposal to charge different rates for A1-A5 uses on undeveloped (greenfield) sites compared to previously developed (brownfield) sites. The examiner is concerned because different charges for different zones or areas need to be clearly illustrated on a map, in order to be in accordance with the CIL regulations.
- 2.7 The Council published its response in a note dated 8 October 2015³. This maintained support for a differential rate for A1-A5 uses on greenfield and brownfield sites (on the grounds of viability) but acknowledged that the Council's draft charging schedule does not comply with the CIL regulations in its submitted form.

¹ [West Oxfordshire CIL Draft Charging Schedule \(February 2015\)](#)

² [IN CIL 01- Examiner's Preliminary Comments 29 September 2015](#)

³ [WO CIL 01 – WODC response to Examiner's preliminary questions](#)

- 2.8 The Council has proposed that to accord with the CIL regulations, settlement boundaries should be defined around the District's nine main settlements. These newly defined settlement boundaries need to be the subject of a formal modification to the charging schedule.
- 2.9 This statement sets out what will constitute the formal modification and how it will be applied. The proposed modification is the subject of a 4 week, public consultation, running from 20 November – 18 December 2015.

3. Proposed Modification (M19) – CIL Settlement Boundaries

- 3.1 It is proposed that for the purposes of CIL, settlement boundaries are drawn around the following nine settlements:
- Witney
 - Carterton
 - Chipping Norton
 - Burford
 - Woodstock
 - Long Hanborough
 - Eynsham
 - Charlbury
 - Bampton
- 3.2 The proposed settlement boundaries are illustrated on the maps attached at Appendix I, together with designated town centre boundaries (where applicable).
- 3.3 These nine settlements have been selected as they are the larger settlements in West Oxfordshire and most likely to attract A1-A5 commercial uses.
- 3.4 Taking account of the proposed CIL settlement boundaries, the following CIL rates are now proposed to apply for A1 – A5 uses:
- Sites within designated town centres - £30 per m²
 - Sites outside designated town centres but within a defined settlement boundary (where applicable) - £50 per m²
 - All other sites within the District - £175 per m²
- 3.5 The reference made in the submitted draft charging schedule to 'previously developed' and 'greenfield' sites would be removed and the rate for A1 – A5 uses would simply be determined with regard to location.
- 3.6 It is important to consult on the extent of the proposed settlement boundaries as there may be unforeseen implications that we have not taken into account. We would like your views on whether the approach to setting charges for commercial development in this manner is appropriate. You may wish to consider the following issues to help shape your response;
- Do you think it is appropriate to include settlement boundaries for this purpose?
 - Are boundaries drawn around the correct settlements?

If not, should other settlements be included or should some of those selected be discounted?

- Is the extent of the boundaries correct?

If not, how should they be revised? Are there areas within or adjoining settlements that should either be discounted or included?

3.7 Maps for each of the settlements are included in appendix I of this document. Each map is numbered and includes a series of grid squares to help when making reference to any particular settlement or any part of the proposed settlement boundary.

4. Responding to the Consultation

4.1 The purpose of this consultation is to determine whether the proposed settlement boundaries are appropriate and whether there are any unforeseen issues that may arise from defining the boundaries in this way.

4.2 This proposed modification will be the subject of public consultation for 4 weeks from 20 November – 18 December 2015 in accordance with Regulation 19 (1) (d) of the CIL Regulations

4.3 Relevant parties have been notified and the consultation documents have been made available on the Council's website www.westoxon.gov.uk/cil

4.4 If you wish to make a comment or highlight any issues in response to this consultation, please do so via post or email using the contact details set out below.

4.5 Copies of all documents have also been made available in a number of locations throughout the District as set out in the table below.

<p>West Oxfordshire District Council Offices Elmfield New Yatt Road Witney OX28 1PB Tel: 01993 861000 Open: Monday – Friday 9am to 5pm</p>	<p>Witney Town Centre Shop 3 Welch Way Witney OX28 6JH Tel: 01993 861000 Open: Monday – Friday 9am to 5pm</p>	<p>Witney Town Council Town Hall Market Square Witney OX28 6AG Tel: 01993 704379 Open: Monday – Friday 9am to 1pm, 2pm to 5pm</p>
<p>Carterton Town Council 19 Alvescot Road Carterton OX18 3JL Tel: 01993 842156 Open: Monday – Friday 9.30am to 4.30pm</p>	<p>Chipping Norton Town Council The Guildhall Chipping Norton OX7 5NJ Tel: 01608 642341 Open: Monday – Friday 9am to 1pm</p>	<p>Burford Visitor Information Centre 33 High Street Burford OX18 4QA Tel: 01993823558 Open: Monday – Saturday 9.30am to 5pm, Sunday 10am to 4pm</p>

Bampton Library Old Grammar School Church View Bampton OX18 2NE Tel: 01993 850076	Burford Library 86A High Street Burford OX18 4QF Tel: 01993 823377	Carterton Library 6 Alvescot Road Carterton OX18 3JH Tel: 01993 841492
Charlbury Library Corner House Market Street Charlbury OX7 3PN Tel: 01608 811104	Chipping Norton Library Goddards Lane Chipping Norton OX7 5NP Tel: 01608 643559	Eynsham Library 30 Mill Street Eynsham OX29 4JS Tel: 01865 880525
North Leigh Library Memorial Hall Park Road North Leigh OX29 6SA Tel: 01993 882935	Stonesfield Library Village Hall Longore Stonesfield OX29 8EF Tel: 01993 898187	Witney Library Welch Way Witney OX28 6JH Tel: 01993 703659
Woodstock Library Hensington Road Woodstock OX20 1JQ Tel: 01993 812832	Wychwood Library 29 High Street Milton-under-Wychwood OX7 6LD Tel: 01993 830281	West Oxfordshire Mobile Library

5. Further Information

5.1 For further information regarding this proposed modification or the CIL process more generally please visit the Council's website at www.westoxon.gov.uk/CIL,

email: planning.policy@westoxon.gov.uk

telephone: 01993 861667

Postal address: Planning Policy,
 West Oxfordshire District Council,
 Elmfield,
 New Yatt Road,
 Witney,
 Oxon.
 OX28 1PB

APPENDIX I- PROPOSED SETTLEMENT BOUNDARY MAPS