



Community Infrastructure Levy Draft Charging Schedule

Proposed Modifications December 2023

Consultation on Proposed Modifications to the Draft Charging Schedule

You can comment on our revised draft CIL charging schedule until Wednesday 24 January 2024. All comments must be submitted by 23:59 on the closing date.

Please send your comments by email to: localplan@york.gov.uk.

Your response should include:

- Your contact details, including your company/ agent (if relevant);
- Whether you agree or object to the proposed changes in the schedule and why;
- Clear reference the individual sections of the viability document you are commenting on;
- Acceptance of our privacy policy as set out in our [Privacy Notice](#).

Background

Consultation on the CIL Draft Charging Schedule took place in Spring 2023. Following the comments received, the Council has undertaken sensitivity testing to test alternatives suggested and whether the charging schedule proposed remained viable. This consultation sets out the revised proposed CIL charging schedule following this testing. For further information see our webpage: <https://www.york.gov.uk/CILConsultation2023>

Further information

Please contact the Strategic Planning Policy Team via:

e: localplan@york.gov.uk

p: 01904 552255

City of York Council | Strategic Planning Policy

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Revised Draft CIL Charging Schedule

Modifications are represented as: new text in **yellow highlighted bold text**.

Development type		CIL rate per sqm	Modification Proposed Explanation
Residential dwellings within the City of York		£200	No change proposed
Residential dwellings within the City of York Local Plan strategic sites ST4 , ST7, ST8, ST9, ST14, ST15, ST31 and ST33		£0	To include ST4, ST31 & ST33 as £0 to reflect revised viability.
Residential dwellings within the City of York Local Plan strategic sites ST16 and ST36		£100	No change to CIL rate. For clarity, this category now only refers to ST16 and ST36
Sheltered/ Retirement accommodation	Brownfield Sites	£100	Split categories to differentiate between rates proposed for Greenfield / Brownfield to reflect revised viability.
	Greenfield Sites	£0	
Extra care accommodation		£0	All extra care accommodation now proposed to be £0 rated.
Purpose Built Student Accommodation	Off Campus	£150	Removed original categories. New split categories to differentiate geographically between on and off campus purpose built student accommodation to reflect revised viability.
	On Campus	£0	
Convenience ¹ retail with up to 450 sqm gross internal area		£0	Amend the CIL rate to £0 from £100 to reflect revised viability.
Comparison ² retail built outside the City Centre boundary		£0	Amend the CIL rate to £0 from £100 to reflect revised viability.
Comparison retail built inside of the City Centre boundary		£0	No change proposed
All other development		£0	No change proposed

¹ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

² Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc

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Proposed Instalments Policy

No changes are proposed to the Proposed instalments Policy through this consultation. This is provided for information purposes only.

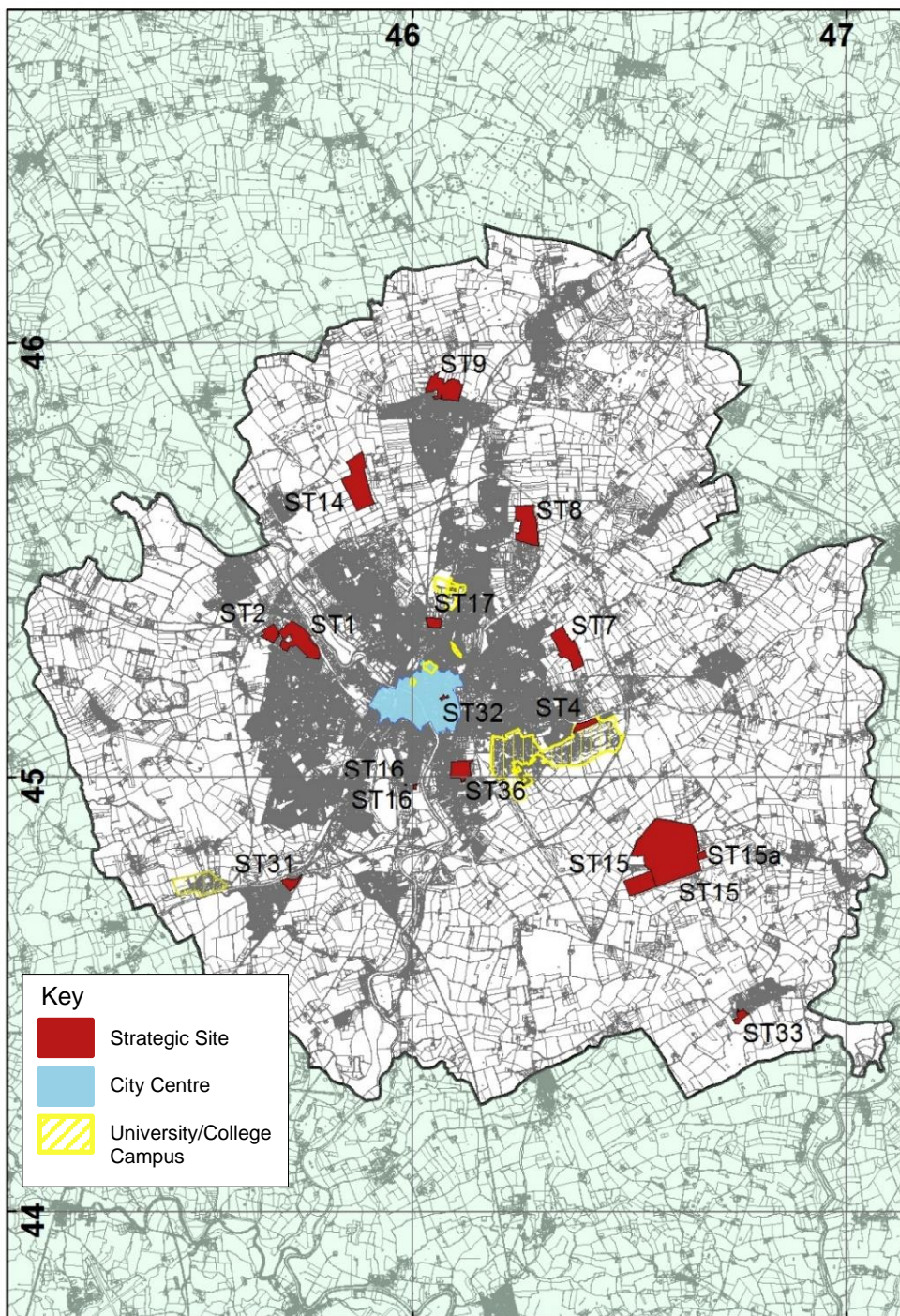
The above levy rates are required to be paid to the Council through the following instalments following the provision of a CIL Demand Notice issued by the Council.

Overall CIL liability	Payment instalments
£20,000 or less	Payment in full within 240 days
£20,000 - £50,000	50% paid within 360 days Further 50% paid within 540 days
£100,000 - £500,000	10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 900 days
£500,000 or more	Agreement of project specific payment schedule

CIL Variable Rates Maps

No changes are proposed to the CIL Variable Rates Maps through this consultation. This is provided for information purposes only.

The CIL Charging Schedule includes variable rates for retail within and outside the city centre boundaries. The map below presents the relevant boundary that will be subject to the variable retail CIL rates. It also indicates, for clarity the boundaries of the strategic sites and the university campuses.



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Detail of the boundaries of the city centre relevant to the retail CIL rates:

