

**Post Hearing Modification to Table 1 (CIL Charges) of the
South Oxfordshire Community Infrastructure Levy (CIL)
Draft Charging Schedule**

Table 1: CIL Charges

Development type	CIL Rate (£ per square metre)		
	Zone 1 Southern Parishes ³	Zone 2: Built up areas of Didcot & Berinsfield ⁴	Zone 3: Rest of District
Residential Development (including HMOs, elderly persons' accommodation ²)			
Major Schemes (10 dwellings and more net)*	£325	£200	£225
Minor Schemes (9 dwellings and fewer net)**	£360	£215	£260
* Schemes of between 6 and 9 dwellings in the Area of Outstanding Natural Beauty are charged as major development, where affordable housing contributions are provided			
** Other chargeable residential development (e.g. residential extensions over 100 sq m and annexes) will be charged at the relevant zone rate			
Development type	CIL Rate (£ per square metre)		
Student accommodation	£150		
Flats/ apartments of 3 storeys and above in Zone 2, including excluding elderly persons' accommodation⁴	£103		
All elderly persons' accommodation in Zone 2	£0		
Build to Rent ⁵	£150		
Residential development on Strategic Sites ⁶	£0		
Supermarkets ⁷	£200		
Retail Warehousing ⁸	£85		

² Elderly persons' accommodation includes extra care, sheltered housing, assisted living and age restricted housing. Institutional homes where there is no element of independent living, e.g. care homes and nursing homes are not liable for CIL.

³ The Southern Parishes are: Binfield Heath, Bix and Assendon, Checkendon, Eye and Dunsden, Goring Heath, Goring on Thames, Harpsden, Henley on Thames, Highmoor, Ipsden, Kidmore End, Mapledurham, Nettlebed, Nuffield Rotherfield Greys, Rotherfield Peppard, Shiplake, Sonning Common, Stoke Row, South Stoke, Whitchurch on Thames, Woodcote.

⁴ Where both houses and flats/apartments are proposed in a development scheme, the development needs to be phased into separate parcels so that differential rates can be levied. If a parcel has a mix of houses and flats, CIL will be charged at the higher rate.

⁵ Build to Rent housing will be secured in a s106 agreement and is defined in the NPPF and is purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

⁶ Strategic sites: SOLP allocations: Berinsfield, Chalgrove Airfield, Land Adjacent to Culham Science Centre, Grenoble Road, Land North of Bayswater Brook, Northfield and Core Strategy strategic sites: Ladygrove East, Didcot North East and Wallingford Site B.

⁷ Supermarkets and Superstores are shopping destinations in their own right, selling mainly food or non-food goods, which normally have a dedicated car park. Supermarkets can be defined as retail stores that exceed 280 sqm and are classified as larger stores under the Sunday Trading Act 1994.

⁸ Retail warehousing are retail stores that exceed 280 sqm and are classified as larger stores under the Sunday Trading Act 1994.