



**City of York Council**  
**Statement of Modifications**  
**July 2025**



## 1. Purpose of the Statement

1.1 This Statement of Modifications sets out the modifications which have been made in the Council's Draft Charging Schedule since it was first published for consultation between 13 February to 27 March 2023. It has been issued in accordance with Regulation 19(1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended).

1.2 As required under Regulation 19, a copy of this Statement has been sent to each of the persons that were invited to make representations under Regulation 16 of the Community Infrastructure Levy Regulations on the Revised Draft Charging Schedule and has been published on the Council's website at <https://www.york.gov.uk/CommunityInfrastructureLevy>

## 2. The proposed modifications

2.1 Table 1 sets out the modifications in the Revised Draft Charging Schedule and the reasons for these modifications. Changes are highlighted with strikethrough indicating deletions and underline indicating additions, as follows:

- **Yellow highlight** – changes proposed in Winter 2023, previously subject to consultation;
- **Blue highlight** – changes proposed in June 2025

2.2 Changes highlighted in yellow came about as a result of further work undertaken in response to comments received during the Regulation 16 consultation carried out in Spring 2023. This updated evidence from Winter 2023 includes:

- [CIL Draft Charging Schedule](#)
- [CIL Sensitivity Test Viability Report \(November 2023\)](#)
- [CIL Sensitivity Test Viability Report Errata Addendum \(December 2023\)](#)

2.3 Changes highlighted in blue are evidenced in the updated City of York CIL Viability Study Addendum – June 2025 submitted with these modifications.

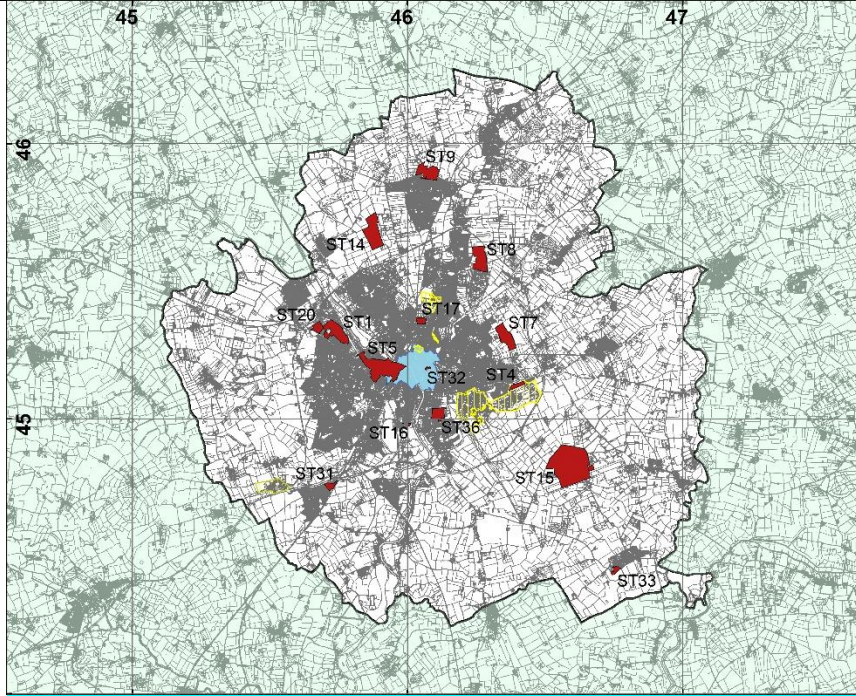
Table 1: Proposed Modifications to the draft CIL Charging Schedule

Mod no.	Document reference	Modification	Reason for modification
1	DCS	Residential dwellings within the City of York <del>£200</del> <b>£150</b>	Amend the CIL rate from £200 to £150 to reflect revised viability (June 2025).
2	DCS	Residential dwellings within the City of York Local Plan strategic sites <b>ST4</b> , ST7, ST8, ST9, ST14, ST15, <b>ST31 and ST33</b>	To include ST4, ST31 & ST33 as £0 to reflect revised viability.
3	DCS	Residential dwellings within the City of York Local Plan strategic sites <b>ST1, ST5, ST16 and ST36</b>	No change to CIL rate. ST1 and ST5 have been reinstated in this section rectifying an omission from the December 2023 modifications.
4	DCS	Sheltered/ retirement accommodation - <b>£0</b>	All sheltered/ retirement accommodation now proposed to be £0 rated to reflect revised viability.
5	DCS	Extra care accommodation - <b>£0</b>	All extra care accommodation now proposed to be £0 rated to reflect revised viability.
6	DCS	Purpose built student accommodation – <b>Off campus - £150</b>	Removed original categories. New split categories to differentiate geographically between on and off campus purpose built student accommodation to reflect revised viability.
7	DCS	Purpose built student accommodation – <b>On campus - £0</b>	Removed original categories. New split categories to differentiate geographically between on and off campus purpose built student accommodation to reflect revised viability.

8	DCS	Convenience retail with up to 450 sqm gross internal area - <del>£100</del> <b>£0</b>	Amend the CIL rate to £0 from £100 to reflect revised viability.										
9	DCS	Comparison retail built outside the City Centre boundary - <del>£100</del> <b>£0</b>	Amend the CIL rate to £0 from £100 to reflect revised viability.										
10	Proposed instalments policy	<table border="1"> <thead> <tr> <th>Overall CIL liability</th> <th>Payment instalments</th> </tr> </thead> <tbody> <tr> <td><del>Less than</del> £20,000</td> <td>Payment in full within 240 days</td> </tr> <tr> <td>£20,000 - <del>£50,000</del> <b>99,999</b></td> <td>50% paid within 360 days Further 50% paid within 540 days</td> </tr> <tr> <td>£100,000 - <del>£500,000</del> <b>£499,999</b></td> <td>10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 900 days</td> </tr> <tr> <td>£500,000 or more</td> <td>Agreement of project specific payment schedule</td> </tr> </tbody> </table>	Overall CIL liability	Payment instalments	<del>Less than</del> £20,000	Payment in full within 240 days	£20,000 - <del>£50,000</del> <b>99,999</b>	50% paid within 360 days Further 50% paid within 540 days	£100,000 - <del>£500,000</del> <b>£499,999</b>	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	The Instalments Policy has been amended for clarity to ensure all levels of CIL liability are included.
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Associated mapping



To reflect extent of universities and strategic site ST15 as identified in Local Plan Policies Map