



City of York Council
Community Infrastructure Levy consultation statement
July 2025



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1.0 Purpose of Report

- 1.1 The Community Infrastructure Levy (CIL) is a locally set charge on new development that authorities can choose to introduce across their area. It is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised must be used to provide infrastructure which is required to support new development across the area. Levy rates are set out within a CIL Charging Schedule.
- 1.2 Regulation 19 of the Community Infrastructure Levy Regulations 2010 (as amended) states that in submitting a draft Charging Schedule to an examiner, the Council should submit:
- a statement setting out if representations were made on the draft Charging Schedule consultation;
 - the number of representations made;
 - a summary of the main issues raised by the representations; and
 - a summary of how the representations received were taken into account.

This Consultation Statement therefore satisfies these requirements by detailing how the Council has consulted on the production of the City of York Council Draft CIL Charging Schedule. This Statement outlines the consultation process undertaken, presents a summary of the representations received and the Council's response, and summarises how the representations were taken into account in finalising the CIL Charging Schedule for examination.

- 1.3 The Council undertook an initial Draft CIL Charging Schedule consultation in accordance with Regulation 16 of the CIL Regulations 2010 (as amended) for 6 weeks from 13 February to 27 March 2023. Following assessment of the responses received during this consultation, further sensitivity testing was undertaken, and the Draft Charging Schedule was revised. A further consultation was carried out from 18 December 2023 to 31 January 2024. This consultation was extended from the original deadline of 24 January 2024 as an errata addendum was issued on 21 December 2023.

2.0 Spring 2023 Draft Charging Schedule consultation

2.1 Formal notification of the consultation was given on 13th February 2023 and representations were invited for a 6-week period ending midnight on 27th March 2023.

2.2 In accordance with Regulation 16 of CIL Regulations 2010 the following documents were published on the Council's website and made available for inspection at the Council Offices:

- Draft Community Infrastructure Levy Charging Schedule
- CIL Viability Study (December 2022)
- CIL Consultation Information Booklet
- Statement of representation procedure and availability of documents

(See <https://www.york.gov.uk/CommunityInfrastructureLevy#doc> for all documents)

Representations were invited through the Council's online consultation portal, and physically through paper copies available on request and at the Council offices. The response forms could be submitted by email and post. The online consultation portal and Consultation Response Form included nine questions regarding the CIL Viability Study, the proposed CIL rates within the Draft Charging Schedule, the approach to supporting the viability of new development in the authority, the draft Instalments Policy, and the provision of discretionary relief.

Promoting the consultation

2.3 Emails/letters informing consultees of consultation dates and how to view and respond to the consultation material were sent out at the start of the consultation period. Copy correspondence is at Appendix A;

- Formal notice was given at the Council's West Offices (Appendix B)
- An advert was placed in the York Press at the start of the consultation period, providing details of the consultation, including where the consultation documents would be made available to view (Appendix B);
- A press release was issued, resulting in local press coverage (Appendix C).
- All documents were made available on the Council's website, with hard copies available to view at the Council's West Offices;
- As the consultation coincided with the Main Modifications consultation for the Local Plan, signposting to the CIL consultation was included within the Local Plan consultation letters sent out to approximately 900 interested parties (Appendix C).

- Notice was given via the Council's social media channels;
- Details were included in the Council's newsletter sent weekly to the business community (Appendix C);
- Posters were displayed at York libraries (Appendix D);
- A consultation portal was set up on the Council's website, hosting all consultation material and the response survey;
- The consultation questions are listed within Appendix E;
- A list of consultation bodies directly contacted (Appendix H).

2.4 Direct consultation was not possible beyond the consultation bodies identified in Appendix H. Advice given by the Council's Information Governance team recommended that consent given by respondents on the Local Plan database did not apply for consultation on CIL. The CIL consultation ran concurrently with consultation on the Local Plan main modifications and the CIL consultation was signposted in the letters sent out regarding the Local Plan consultation as well as other publicity as identified above (newsletters, press releases etc).

3.0 Spring 2023 - Summary of main issues raised

3.1 There were 43 individual representations received in total of which 10 were incomplete.

A summary of the key issues raised is set out below, grouped by subject:

Topic	Key issue
Health infrastructure	<ul style="list-style-type: none"> • No provision made for health infrastructure within the evidence base documents. • There is pressure on services in York as a result of the pace of development in the city.
Cultural infrastructure	<ul style="list-style-type: none"> • No reference is made to cultural infrastructure requirements within the evidence base documents.
Rate setting	<ul style="list-style-type: none"> • Some respondents expressed the opinion that all types of development should pay some CIL. • Lack of viability should not exempt development from CIL. • Rates are too low to fund required infrastructure. • Where rates are set at £0, the community will receive nothing from the development. • Alternatively, concern expressed about rates being higher than neighbouring authorities which could deter development.
CIL spend	<ul style="list-style-type: none"> • Concern expressed that consultation does not mention neighbourhood portion of CIL spend
Level of consultation	<ul style="list-style-type: none"> • A number of respondents raised concern about the level of engagement prior to the formal consultation. They noted that at a workshop in 2016 the Council stated that there would be further engagement prior to formal consultation on the draft charging schedule. • CIL is proposed to be introduced at time of economic uncertainty
No specific site test	<ul style="list-style-type: none"> • Some strategic sites have been individually tested but where sites already benefit from planning permission testing has not been undertaken.

	<ul style="list-style-type: none"> • Testing doesn't take account of specific site constraints
Support	<ul style="list-style-type: none"> • A number of respondents supported the introduction of a CIL in York.
Sales values	<ul style="list-style-type: none"> • Data distribution is skewed by the limited geographic spread new flat transactions and city centre prices • No geographically differential rates proposed • Sales values under downwards pressures and build costs have increased
Allocated site ST15	<ul style="list-style-type: none"> • CIL viability testing only consider residential use of site • Limited headroom identified for residential development • Testing for retail element of site does not allow for land needs for parking/ loading etc • Insufficient evidence to justify rent assumptions and incentives for convenience store • None of proposed alternative uses would be viable on site
Older persons accommodation	<ul style="list-style-type: none"> • Unit sizes used for testing are not big enough – older persons accommodation is generally larger than market housing • No detail on sales rates • Sales period is longer for retirement homes and therefore sales and marketing fees are higher • Empty property costs not included • Fall in build costs not reflected in real life experience • Proposed higher rates for brownfield extra care accommodation contrary to objective of brownfield first
Development costs	<ul style="list-style-type: none"> • Viability study does not take account of S106 contributions and other policy asks • Brownfield sites are assumed to contain the necessary infrastructure for new development which is not always the case • Archaeological costs impact viability • Access standards costs from 2014 study so should have inflation applied
Purpose built student accommodation	<ul style="list-style-type: none"> • Tested build coats are too low

	<ul style="list-style-type: none">• Viability study shows inconsistencies in allowance of external site costs and professional fees• PBSA BLV is lower than other non-residential uses; evidence should come from other schemes that have come forward in York• Report suggests a worsening in PBSA headroom which suggests viability issues with the implementation of policy H7• CBRE report indicates that most PBSA would not be viable
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The Council's response:

- 3.2 In response to the issues raised in the consultation, the Council commissioned an update to the viability testing to address the concerns raised. In particular the work updated the viability testing to reflect house sale prices and build costs; and reviewed viability testing assumption in relation to residential and older persons accommodation, PBSA and retail uses.
- 3.3 The work resulted in a revised draft Charging Schedule which was the subject of further consultation as detail in Section 4 of this report.

4.0 Winter 2023 Revised Draft Charging Schedule consultation

4.1 The second round of consultation commenced on 18 December 2023 to 31 January 2024. This consultation was extended from the original deadline of 24 January 2024 as an errata addendum was issued on 21 December 2023.

4.2 The following documents were published on the Council's website and made available for inspection at the Council Offices:

- Draft Community Infrastructure Levy Charging Schedule
- CIL Sensitivity Test Viability Report (November 2023)
- CIL Sensitivity Test Viability Report Errata Addendum (December 2023)

(See <https://www.york.gov.uk/CommunityInfrastructureLevy#consultation> for all documents)

4.3 Representations were invited via email to localplan@york.gov.uk (see Appendix F). Anyone who had made representation on the original consultation in Spring 2023 was directly contacted regarding the consultation (see Appendix I).

Details of how to respond, along with the consultation documents, were also included on the Council website (see Appendix G)

5.0 Summary of main issues raised – Winter 2023 consultation

5.1 There were 15 representations received in response to the second consultation.

A summary of the key issues raised is set out below, grouped by subject.

Key issue	Respondent	Response
Strategic sites with planning consent have not been specifically tested	108 Avison Young obo Homes England 121 Rapleys obo British Sugar 140 Lichfields obo Hungate Regeneration Ltd 141 Avison Young obo DIO	In line with proportionality, the focus of the CIL Viability Study is on capturing CIL from sites that are yet to secure planning permission. Should an extant planning permission be amended under Section 73, then it would also be possible for the Council to apply discretionary relief under Regulation 55 for exceptional circumstances in a separate statement. The Council does not intend to introduce exceptional circumstances relief at this time, not least since any changes to a permission may result in a different scheme that should be viability assessed at that time or through subsequent reviews of CIL.
Strategic sites with planning consent have moved from the £100 band in the 2023 draft CS to the £200 band in the 2024 draft CS	108 Avison Young obo Homes England 121 Rapleys obo British Sugar 140 Lichfields obo Hungate	In line with proportionality, the focus of the CIL Viability Study is on capturing CIL from sites that are yet to secure planning permission. However, it was not the intention to move ST1 and ST5 from the £100 band and so a minor modification is proposed to reinstate them.
Evidence shows geographical	109 Quod obo Oakgate Group	We understand that there will be variance at the lowest level given the proximity of schools, parks and other factors that drive differences in prices, but our

Key issue	Respondent	Response
differences in sales values		<p>understanding from our consultations informing the viability testing is that prices do not vary so much that this would require different value area zones across York.</p> <p>Evidence of this is shown in the CIL Viability Study Figure 3.7 and Figure 3.8 heatmaps. To further address this point, in Appendix A1 we include the existing average values in each postcode sector. The data indicates that over half (54%) of the transactions are within \pm £500 psm of the average figure of £3,792. 72% are within when the sample is extended to \pm £750 psm. Such differences are unlikely to be of significance given the considerable headroom identified and the excess of a buffer that is used when setting the proposed CIL rates.</p> <p>A further review of this evidence is also presented in the CIL Sensitivity Test Viability Report Errata Addendum (Dec'23) under the heading 'Variations in Flatted Development Values' paras 19 to 22. Based on this review, which tested lower sales values for flats to reflect non city centre locations, the conclusions remains that the bulk of the tested sites are shown to still be able to afford the proposed CIL rate of £200 psm.</p>

Key issue	Respondent	Response
<p>Incorrect assumptions re PBSA resulting in CIL rates which are unachievable – room sizes</p>	<p>112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 135 E Keogh obo Fusion York Devecó Ltd 113 O'Neill Associates obo of Helmsley Group, Foss Argo 135 O'Neills obo Fusion York Devecó Ltd 136 G Holbeck obo Gregory Property Group</p>	<p>The tested PBSA average room size was taken from a previous viability technical note informing the Local Plan viability testing (see examination document EX/CYC/107/3 Student Housing Policy H7 Note August 2022) paragraph 9, which notes that based on the available parameters from four recent PBSAs in York, the average room size for ensuite bedrooms is c.15 sqm and for studios is c.24 sqm. Also, the ratio of ensuite to studio rooms is typically around 3 to 1, so together the average room size is tested at 17.25 sqm within a PBSA typology.</p> <p>The emerging Local Plan does not set out the room sizes through policy and each case is to be addressed on a site specific approach. In this regard, PBSA with smaller rooms has been consented.</p>
<p>Incorrect assumptions re PBSA resulting in CIL rates which are unachievable – yield and rental data</p>	<p>137 I Smith obo Watkins Jones Group 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 135 E Keogh obo Fusion York Devecó Ltd</p>	<p>We believe that the tested average yields are appropriate and acceptable for the current time, and accept that there will be transactions that may achieve weaker and keener yields specific to individual schemes. This is why the CIL rates are not set at the margins of viability, and include a significant buffer to absorb and/or mitigate any site specific related differences to the tested assumptions.</p>

Key issue	Respondent	Response
	136 G Holbeck obo Gregory Property Group	Rental data was collected in summer 2023, and can be reduced at the end of the marketing period to ensure maximum capacity. Critically, we note that the testing is based on sales values and build costs gathered at the same point in time; in reality sales values will be set before development costs are agreed and therefore are likely to benefit from rental rate increases.
Out of date evidence in relation to forthcoming Building Safety Act	112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 113 O'Neill Associates obo of Helmsley Group, Foss Argo 135 E Keogh obo Fusion York Deveco Ltd 136 G Holbeck obo Gregory Property Group	The government has consulted on the Building Safety Act, but the Government has not yet confirmed the required changes to comply with the new Act, so it was not possible to identify the costs impact this will have. However, the likelihood is that the building safety act will only impact higher-risk buildings that are at least 18 metres in height or have at least 7 storeys (as defined in the Building Safety Act consultation). As such, there would be little impact on the bulk of future development anticipated in the City of York under its emerging Local Plan because of the planning constraints relating to tall buildings in the City, which would mean that a 7-storey building would be a very tall building for York.
Significant additional costs associated with heritage impact mitigation have not	112 O'Neill Associates obo Askham Bryan College, University of York and York St John University	A precise cost for archaeological allowance has not been included. These costs, by their nature, are often harder to estimate and do not apply to every site. But the viability testing does allow £400,000 per hectare

Key issue	Respondent	Response
<p>been considered (noting upper floor conversions in York City Centre.</p>	<p>113 O'Neil Associates obo of Helmsley Group, Foss Argo 135 E Keogh obo fusion York Deveco Ltd 139 M Reeves obo Helmsley Group 136 G Holbeck obo Gregory Property Group</p>	<p>for brownfield site clearance and remediation costs, plus allowances for professional fees to cover any investigative studies, plus a contingency allowance at 4% of total build costs and externals. Also, in setting the CIL there is a further significant buffer allowance for accommodating such unknown events.</p> <p>It may also be a consideration that such costs should come from the BLV since this is set for a standard brownfield site rather than one with exceptional costs or abnormal costs.</p>
<p>Additional costs associated with Local Plan policy have not been considered, including Air Quality, Flood mitigation, Travel Plan obligations, Green Infrastructure</p>	<p>135 E Keogh obo fusion York Deveco Ltd</p>	<p>There are sufficient allowances based on using local tender price build costs that will account for local nuances. A build cost contingency is included even though PPG Viability (para 014) guidance notes that this is only necessary within site specific viability assessments and must be justified. Also, the CIL rates have been set after including a significant buffer to absorb and/or mitigate any site specific related differences to the tested assumptions.</p>
<p>Insufficient abnormal build costs</p>	<p>135 E Keogh obo Fusion York Deveco Ltd</p>	<p>Each site will differ in terms of potential contamination and demolition requirements. We therefore applied a widely used by the Home England ready reckoner and</p>

Key issue	Respondent	Response
	112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 136 G Holbeck obo Gregory Property Group	have allowed inflationary increases. We would also note that this figure is for the average site so there will be sites with more or less abnormal costs than the average. Also, where sites may have significantly more abnormal, then as noted in PPG Viability (para: para 014) such costs should be taken into account when defining benchmark land value, meaning that they will have a BLV less than the BLV informing the CIL viability work.
Residential rates too high compared with neighbouring authorities	118 Chamber of Commerce 138 Moorside Developments	It is difficult to compare CIL rates across local authority areas because they may have different policy requirements (e.g. more affordable housing) and different market conditions in terms of their key site allocations. The latest available build cost data was tested at the time of the study and a healthy buffer has been applied to the viability headroom within most developments that will be subject to a CIL payment.
Disagree with residential cost assumptions for garages	135 E Keogh obo Fusion York Deveco Ltd 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University	CBRE's technical note provides no evidence for us to check and/or challenge their opinion, and we consider that we have set an appropriate allowance for this strategic study in terms of separate garage spaces that may appear only on a minority of sites.

Key issue	Respondent	Response
	136 G Holbeck obo Gregory Property Group	
Mapping for ST15 is incorrect	105 Heslington Parish Council	Noted and this has been amended in a modification to identify the developable area of ST15 and exclude the SINC mitigation area.
CIL should not be introduced in a time of economic uncertainty	<p>112 O'Neill Associates obo Askham Bryan College, University of York and York St John University</p> <p>113 O'Neil Associates obo of Helmsley Group, Foss Argo</p> <p>135 E Keogh obo Fusion York Deveco Ltd</p> <p>118 Chamber of Commerce</p> <p>136 G Holbeck obo Gregory Property Group</p>	<p>The Government has since confirmed that proposed changes to an infrastructure levy to replace CIL will not now be implemented. Also, we acknowledge that markets do fluctuate over time, and even monthly, as they will after CIL is adopted, but it would be impractical to re-run the appraisals every month. Instead, in setting the CIL rates, we have allowed for a significant buffer to accommodate such fluctuations.</p> <p>We have considered future market changes at the time of the study, as reflected in the CIL Viability Study sensitivity testing of market conditions pages 57 to 59, which identified that the proposed CIL would still be viable in 5-years time, should the forecasts at the time remain correct.</p> <p>We have also prepared a revised testing note (the CIL Sensitivity Test Viability Report Errata Addendum (Dec'23)), which includes more recent changes in values and costs.</p>

Key issue	Respondent	Response
		<p>The testing shows that if the recommended rates are levied then generally viability should not be an issue. The Council can keep its position under review after it has adopted its CIL charging schedule.</p>
<p>Queries around BCIS build costs</p> <ul style="list-style-type: none"> - fell for older persons accommodation (although this does not reflect the actual situation) - increased since CIL Viability Study Addendum (Sep '23) Q2 BCIS rates 	<p>103 McCarthy & Stone 101 Churchill Retirement Living</p> <p>135 E Keogh obo Fusion York Devecu Ltd 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 136 G Holbeck obo Gregory Property Group</p>	<p>The BCIS categories that were chosen for use in the appraisal are the categories deemed appropriate by the RHG Guidance Note page 8.</p> <p>Build costs are based on the latest available at the time of the study, which also benefitted from matching the latest available time date for the tested average sales values. However, to reflect more up to date build costs, new viability testing and evidence for older person homes are included in the CIL Sensitivity Test Viability Report Errata Addendum (Dec'23) under heading 'Older Person Accommodation Development Costs' para 26. This has resulted in a £0 rating for all types of older persons accommodation.</p> <p>Construction costs are not comparable with BCIS build costs, since the latter relates only to the bricks and mortar of the built space and does not allow for other sites (utilities, landscaping, access and parking, etc) costs and the contingency costs that are applied on</p>

Key issue	Respondent	Response
		<p>top of the BCIS rates to inform the construction costs for PBSA schemes.</p> <p>BCIS costs do fluctuate every quarter but it would be impractical to re-run the appraisals every quarter for setting CIL. Instead in setting the CIL we have allowed for a significant buffer to accommodate such fluctuations.</p>
<p>Queries around Benchmark Land Value</p>	<p>135 E Keogh obo Fusion York Deveco Ltd 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 136 G Holbeck obo Gregory Property Group</p>	<p>The use of market data for setting BLV is limited, however we remain conscious regarding any inflationary increase and in this regard in Appendix A4 we present one of the few sources available regarding changes in land value, by Savills Research. This chart shows urban and greenfield land values have been fluctuating since 2018 and from this we conclude that the BLVs in the viability assessments informing the CIL charging schedule remain appropriate.</p> <p>We would also comment that the sighted land value that CBRE provide for the Eboracum Way scheme does not inform us if the price paid is the minimum that the landowner would sell a site for after excluding hope value, as is the criteria for setting BLV within PPG Viability.</p>

Key issue	Respondent	Response
Suggested upward adjustment in contingency rate to 4-5%	135 E Keogh obo Fusion York Deveco Ltd 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 136 G Holbeck obo Gregory Property Group	In line with PPG Viability, it is not necessary to include a contingency rate within high level viability studies such as this.
The CIL Viability Study does not have a clear and detailed cashflow – lack of transparency	135 E Keogh obo Fusion York Deveco Ltd 112 O'Neill Associates obo Askham Bryan College, University of York and York St John University 136 G Holbeck obo Gregory Property Group	The appraisals for each site have been presented with a timeline based on all spending and revenue occurring (on straight-line projections) between the start and end date that is shown alongside the tested assumptions. Providing detailed cashflow of all sites would be non-proportional for a strategic study.

6.0 The need for modifications to be made to the draft CIL Charging Schedule

- 6.1 As detailed above the Council has assessed all comments provided within the previous consultation periods. To ensure the viability work is as up to date as possible, the Council commissioned further work in April 2025 to update sales values and build costs and retested viability results based on the updated assumptions. This has resulted in the need for a Statement of Modifications as identified in Regulation 19.

7.0 Appendices

- A. Spring 2023 Consultation Letter/Email and Statement of Representations Procedure
- B. Spring 2023 Council's formal notice of consultation/Press notification
- C. Spring 2023 Press release, press article and newsletters
- D. Spring 2023 Library/ Explore poster
- E. Spring 2023 Consultation survey
- F. Winter 2023 consultation letter/ email and errata email
- G. Winter 2023 website text
- H. List of consultation bodies
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Appendix A: Spring 2023 Consultation Letter and Statement of Representations Procedure

Directorate of Place
Strategic Planning Policy Team
West Offices
Station Rise
York YO1 6GA
Xx February 2023

Address 1

Address 2

Address 3

Address 4

Postcode

Dear xxxxxxxx,

CITY OF YORK COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE AND EVIDENCE BASE CONSULTATION

FEBRUARY 2023

COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (as amended)

As required by the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) I am writing to you to inform you of the opportunity to comment on the City of York Council's CIL Draft Charging Schedule and evidence base. The CIL will help to pay for infrastructure such as schools, green infrastructure and sustainable transport to support projected growth within the city.

Please read the attached Statement of Representations Procedure for how to submit your representations to the Council and what you must consider when preparing them. Any written representations made will be processed in accordance with our Privacy Notice and considered directly by the independent Planning Inspectors.

You can respond at any time during the 6-week consultation period from 13 February 2023 until 27 March 2023. All consultation documents are available on the Council's website <https://www.york.gov.uk/consultations>

Documents are also available to view electronically at the city's libraries and Explore Centres. Printed copies of the consultation documents will be available to view at the Council's Customer Service Centre in West Offices.

You can comment on the consultation via our online survey www.york.gov.uk/consultations. Alternative format response forms are available by contacting the Strategic Planning Policy Team at localplan@york.gov.uk or (01904) 552255.

We look forward to receiving your comments

Yours faithfully,

Neil Ferris
Director of Place

**STATEMENT OF REPRESENTATION PROCEDURE AND
AVAILABILITY OF DOCUMENTS**

CITY OF YORK

**COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING
SCHEDULE FEBRUARY 2023**

**In accordance with Regulation 16 of the Community Infrastructure
Levy (CIL) Regulations 2010 (as amended)**

Title of Document

City of York Local Plan Community Infrastructure Levy Draft Charging
Schedule Consultation (February 2023).

Subject Matter and Area Covered

City of York Council intends to submit a CIL Draft Charging Schedule for
public examination, under Section 212 of the Planning Act 2008 (as
amended by Section 114 of the Localism Act 2011).

In accordance with the Community Infrastructure Levy Regulations 2010
(as amended), the Council is undertaking a public consultation on the
Draft Charging Schedule and associated evidence base.

Period of Publication for Representations

Representations are invited on the City of York CIL Draft Charging
Schedule Consultation for a period of 6 weeks from 13th February 2023
until midnight on 27th March 2023. This statement provides details on
how to make representations.

Statement of fact – How to view the documents

During the public consultation period, copies of the main documents
associated with the City of York CIL Draft Charging Schedule
consultation will be available to view:

- On the Council's website at <https://www.york.gov.uk/consultations>

- At the Council's West Offices, Station Rise, York (Mon-Fri 9:00-17:00, Sat and Sun closed)

Documents are also available to view electronically via the city's libraries and Explore centres. Current opening times are available to view on the Explore York webpage <https://exploreYork.org.uk/libraries/>

Members of the library can book computer sessions up to a week in advance and you can use the booking webpage (<https://pcbookings.exploreYork.org.uk/>) to book a session. You will need your library card number and PIN to log in. Alternatively, you can book by speaking to library staff at any of the open branches. For more information on accessing or booking a computer at a library, and for up-to-date opening times, please see: <https://exploreYork.org.uk/digital/computers-and-wifi-in-libraries/>

Documents which are available to view:

The following documents are available as part of this consultation:

- City of York Community Infrastructure Levy Draft Charging Schedule
- City of York CIL Viability Study December 2022
- Infrastructure Funding Gap Assessment December 2022

The following documents are available for information only and do not form part of the CIL consultation:

- CIL Mapping
- CIL Consultation Information Booklet

Representations

Representations on the CIL Draft Charging Schedule and evidence base can be made throughout the representation period but must be made before midnight on 27th March 2023. Please note that late representations cannot be accepted.

Representations can be made in writing or by electronic communication. You can comment on the consultation:

- via our online survey at <https://www.york.gov.uk/consultations>
- by requesting a response form. Contact the Strategic Planning Policy Team at email: localplan@york.gov.uk or telephone: (01904) 552255. The response form can be returned by:
 - email to localplan@york.gov.uk with the subject line 'Draft CIL Charging Schedule Consultation'
 - post to: FREEPOST RTEG-TYYU-KLTZ, Strategic Planning Policy, West Offices, Station Rise, York, YO1 6GA

All representations should include your name and postal address. All individual representations received will be provided to the independent examiner together with a summary of the main issues raised during the consultation period.

Request for Notification

Representations at this stage may be accompanied by a request to be notified about:

- submission of the CIL Draft Charging Schedule to the examiner in accordance with Section 212 of the Planning Act 2008;
- the publication of the recommendations of the examiner and the reasons for those recommendations; and
- the adoption of the charging schedule by the charging authority.

The Draft CIL Charging Schedule must undergo a public Examination by an independent person before the council can formally approve it. In accordance with Regulation 21 of the CIL Regulations 2010, anyone who has submitted a response to the consultation has a right to request to be heard by the examiner. The online form/comment form asks respondents to indicate whether or not they wish to be heard by the Examiner.

For further details, please contact Forward Planning on (01904) 552255 or email localplan@york.gov.uk

How we will use your Personal Data

We will collect information such as

- Your name
- Your comments on the consultation material
- Your contact details
- Organisation name, address, and email

The Council is undertaking public consultation to support progress towards adoption of the CIL Draft Charging Schedule, and the examination of the Draft Charging Schedule and evidence base, which will ensure the Council meets its statutory requirements.

The information we collect from the survey will be included in presentations, statistics, and reports such as to the independent examiner as part of their process in assessing the CIL Draft Charging Schedule.

We will ask for your consent to contact you about CIL or if you have requested to be notified of the submission of the CIL Draft Charging Schedule for examination, the publication of the Inspectors' recommendations and the adoption of CIL. You can withdraw your consent at any time by contacting localplan@york.gov.uk.

Please read our Privacy Notice to find out more about how we protect your personal information.

Appendix B: Spring 2023 Formal Notice of Consultation/Press Notice



This is a Notice of the publication of the City of York Council's Community Infrastructure Levy (CIL) Draft Charging Schedule and additional consultation documents.

The Planning Act 2008 (as amended)

The Community Infrastructure Levy Regulations 2010 (as amended)

City of York Council has commenced consultation on its Community Infrastructure Levy (CIL) Draft Charging schedule, for a 6-week period, with consultation formally closing on Monday 27th March 2023. Comments are invited on the Draft Charging Schedule and relevant background documentation.

If and when, CIL is adopted, it will be applied as a statutory charge on all new development. CIL will help fund local infrastructure through charges on new development. The Draft Charging Schedule represents the first stage of public consultation on the proposed charges for the City of York Council area.

The CIL Draft Charging Schedule and other consultation documents can be viewed online along with information of how to make representations in relation to them on the Council website at www.york.gov.uk/consultations.

The documents will also be available for public inspection at City of York Council Offices, West Offices, Station Rise, York, YO1 6GA between the hours of 09:00am and 5:00pm on Mondays to Thursdays and 09:00am and 4.30pm on Fridays.

Representations should be submitted (using the representations form) to the council using one of the following methods:

- **online response form at** www.york.gov.uk/consultations
- **return representation form by post to:** Strategic Planning Policy Team, West Offices, Station Rise, York, YO1 6GA
- **return representation form by email to:** localplan@york.gov.uk

Only those representations that are made in writing, and are received by the Council within the six week consultation period (ending at midnight on 27th March 2023) will be considered. If you require further information please contact the Strategic Planning Policy Team by emailing the team at localplan@york.gov.uk or telephoning (01904) 552255.

Appendix C: Spring 2023 Press release, press article and newsletters including letters sent out regarding Local Plan main modifications

CYC press release

13 Feb 2023

Consultation starts on new 'levy' to help deliver local infrastructure

Key stakeholders, neighbouring authorities, residents and businesses are being asked for their views on proposals to introduce a Community Infrastructure Levy (the 'levy' or CIL) which will result in significant investment in local communities where new developments are built in York.

The levy is a charge which can be raised by local authorities on new development in their area to support key infrastructure delivery to deliver the Local Plan. Schemes on which the money can be spent include transport infrastructure, flood defences, schools, hospitals, and other health and social care facilities, as well as open spaces, cultural and sports facilities, district heating schemes and other community safety facilities to the benefit of local communities.

The Levy is set to allow greater flexibility and certainty than existing S106 agreements, because it is non-negotiable, meaning development costs can be more readily calculated.

The consultation will run from today, February 13th to 27th March 2023. The online survey can be found at <https://www.york.gov.uk/CILConsultation2023>. Alternatively, formatted response forms are available by contacting the Strategic Planning Policy Team at localplan@york.gov.uk or (01904) 552255.

Following consultation, the CIL Draft Charging Schedule will be considered at an independent examination, following which, the charging schedule would be brought back to the Council's Executive for consideration of its adoption.

Councillor Nigel Ayre, Executive Member for Finance and Major Projects, commented,

"With the Local Plan now entering its final stage, it's essential that we set the right approach to delivering the homes and business spaces set out in the plan. The Community Infrastructure Levy will enable us to deliver the right infrastructure for our local communities, alongside the new homes York needs to support our city's sustainable growth."

For more information about the Community Infrastructure Levy visit

<https://www.york.gov.uk/consultations>

ENDS

Contact Information

City of York Council Newsdesk

City of York Council

newsdesk@york.gov.uk

York Press Article 13 February 2023

02/07/2025, 12:37

City of York Council consults on Community Infrastructure Levy | York Press

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City of York Council consults on Community Infrastructure Levy

13TH FEBRUARY 2023 BUSINESS LOCAL GOVERNMENT YORK



Developments face a Community Infrastructure Levy, sometimes in addition to a Section 106 payment. (Image: Supplied)

City of York Council is seeking public comment on a new charge to be imposed on new developments to fund infrastructure.

The Community Infrastructure Levy (CIL) promises major investment in the city, **as previously reported**.

The levy can be spent on transport infrastructure, flood defences, schools, hospitals, and other health and social care facilities, as well as open spaces, cultural and sports facilities, district heating schemes and other community safety facilities.

The council says the levy offers greater flexibility and certainty than existing Section 106 agreements with developers, because it is non-negotiable, meaning development costs can be more readily calculated.

Cllr Nigel Ayre, Executive Member for Finance and Major Projects, said: “With the Local Plan now entering its final stage, it’s essential that we set the right approach to delivering the homes and business spaces set out in the plan. The Community Infrastructure Levy will enable us to deliver the right infrastructure for our local communities, alongside the new homes York needs to support our city’s sustainable growth.”

The consultation began today and runs until March 27.

Following consultation, the CIL Draft Charging Schedule will be considered at an independent examination, after which, the charging schedule returns to the Council’s Executive to consider its adoption.

For details and to comment, go to: <https://www.york.gov.uk/CILConsultation2023>.

BUSINESS LOCAL GOVERNMENT YORK

Share 

2 Comments

City of York Council Business Newsletter 16 February 2023

From: City of York Council Updates <city.of.york.council.updates@notifications.service.gov.uk>
Sent: 16 February 2023 09:00
To: [REDACTED]
Subject: Your latest business email update from City of York Council.

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



Hello,

Your latest business email update has arrived.

The three sections below will help you navigate your way through the updates:

- A. News from City of York Council (items 1-6)
- B. Business News & Support (items 7-12)
- C. Events & Webinars (item 13-15)

Item 1) StartUp Saturday

Looking to start your business and need some support? Join Enterprise Nation at StartUp Saturday in York on 11 March to learn everything you need to start your business – in just one day. Learn from an expert entrepreneur in this fun and friendly workshop, while meeting like-minded founders in your area.

There is also an opportunity for York-based young entrepreneurs (aged 18-30) to pitch to win £1,000 to grow their business. Winners will be announced on the day.

- Date and time: Saturday 11 March, 10:30 am – 4 pm
- Location: The Guildhall, St Martins Courtyard, Coney Street, York YO1 9QL

To register for your FREE ticket and find out how to apply to win funding for your business, visit: <https://bit.ly/StartUpSaturdayYork>

Item 2) YorTender – Sign Up

Would you like to bid for work commissioned by City of York Council?

Check out the Procurement Forward plan for a list of potential upcoming projects and an indication of tendering opportunities that may be published in the future: <https://www.york.gov.uk/council-procurement/commercial-procurement-forward-plan>

Sign-up to YorTender to hear about the latest contracts on offer from City of York Council and across the Yorkshire & Humber region : <https://yortender.eu-supply.com/>

Item 3) Community Infrastructure Levy and Local Plan Consultations

City of York Council is consulting on a Community Infrastructure Levy (CIL) Draft Charging Schedule. The CIL is an important tool for local authorities to help them deliver the infrastructure needed to support development in their area. It can be levied on new development in a local authority area where a Charging Schedule has been consulted on and approved.

At the same time, we are also consulting on a range of modifications to the draft Local Plan, which will set the development framework for

York. These modifications are the result of issues raised at our Examination hearing sessions that took place between 2019-2022.

- Both consultations end at midnight on 27 March 2023.

Find out more at: <https://www.york.gov.uk/consultations>

Item 4) Inspiring and Empowering Women in Business

City of York council's popular networking events for women in the city's business community will be back for 2023, with the first event of the year now open for registration.

This event, organised around this year's International Women's Day theme, '#EmbraceEquity', will be an opportunity to build your professional network and learn about the range of support on offer for female-led businesses in York.

Google Digital Garage will be running two short workshops on 'Building your Personal Brand Online' and 'Writing for Social Media', and businesses will be able to sign up on the day to access FREE 1-1 online mentoring with Google's digital experts.

- Location: Creative Centre Auditorium, York St John University, Lord Mayor's Walk York York YO31 7EX
- Date and time: Thursday, 2 March, 10:30 am – 2:30 pm

To find out more and book your FREE place, visit:

<https://www.eventbrite.co.uk/e/empowering-inspiring-women-in-business-in-york-tickets-523007829497>

Local Plan main modifications consultation email and letter:



Place Directorate
Strategic Planning Policy
City of York Council
West Offices
Station Rise
York
YO1 6GA

Dear Resident/Business,

CITY OF YORK LOCAL PLAN
PROPOSED MAIN MODIFICATIONS CONSULTATION (February 2023)
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012 – REGULATION 19, 20 and 35

<https://www.york.gov.uk/LocalPlanConsultation2023>

In keeping with planning regulations, I am writing to let you know about an opportunity to comment on the 'Proposed Main Modifications' (2023) to the City of York Local Plan.

You are getting this email because you, or someone in your business or household, previously expressed an interest in, or responded to, a Local Plan consultation.

The Local Plan is an important document which will provide a development framework for the whole city and form the basis for future planning decisions.

The City of York Local Plan (2017-2033) is currently in a process known as 'Examination' by independent Planning Inspectors following its submission to the Secretary of State for Housing, Communities and Local Government on 25 May 2018.

After the first set of examination hearings - which took place in December 2019 - we put forward a number of 'Proposed Modifications' to the Local Plan we originally submitted. Consultation on those proposed modifications took place in two phases, from 10 June - 22 July 2019 and 25 May - 7 July 2021.

Examination hearing sessions to discuss the submitted plan - including those proposed modifications - were then held between May and September 2022.

Following those latest hearings, the Inspectors have asked us to consult on a schedule of proposed 'Main Modifications', in response to issues raised by the Inspectors before and during those sessions.

The attached 'Statement of Representations Procedure' and 'Guidance note' has further, detailed guidance on the scope of our consultation, and will help you to understand how to submit your representations to the Council as well as what you need to consider when preparing them. Any written representations made will be processed in accordance with our Privacy Notice and considered directly by the independent Planning Inspectors.

You can respond at any time during the 6-week consultation period from 13 February 2023 until 27 March 2023.

All consultation documents are available on our website <https://www.york.gov.uk/consultations>. Documents can also be seen electronically at the city's libraries and Explore Centres. Printed copies will be available at our Customer Service Centre in West Offices.

You can comment on the consultation via our online survey at www.york.gov.uk/consultations. Alternative format response forms are available from the Strategic Planning Policy Team at localplan@york.gov.uk or (01904) 552255.

We are also consulting on a Community Infrastructure Levy (CIL) draft Charging Schedule and evidence base, to help pay for infrastructure which can support developments such as schools, green infrastructure and sustainable transport. If you would like to take part in the CIL consultation, please visit www.york.gov.uk/consultations.

If you require further information or advice, or would like further information on the Local Plan, any associated documents or the Local Plan process, please contact the Strategic Planning Policy Team by emailing localplan@york.gov.uk or phoning (01904) 552255. You can also use these contact details to notify us if you no longer want to receive these planning updates.

We look forward to receiving your comments.

Yours faithfully,



Neil Ferris

Corporate Director of Place

Appendix D: Spring 2023 Library/Explore Poster



City of York Local Plan Proposed Main Modifications Consultation

The **new Local Plan** will set strategic priorities and a development framework for the whole city, forming the basis for planning decisions.

Following hearing sessions, the Local Plan Inspectors have recommended a number of changes to the submitted Plan in order to make the Plan sound.

We are now consulting on these changes, known as Main Modifications, and comments are invited from the public and interested parties.

How to take part?

Copies of the main documents are available to view:

- on the Council's website at www.york.gov.uk/consultations
- at the **Council's West Offices**, Station Rise, York (Mon-Fri 9:00-17:00, Sat and Sun closed). **Contact the team to view on (01904) 552255.**

You can respond:

- via the online survey www.york.gov.uk/consultations
- by requesting a response form. Contact the Strategic Planning Policy Team at localplan@york.gov.uk or phone (01904) 552255.

All responses must be received by midnight on Monday 27 March 2023.

www.york.gov.uk/LocalPlanConsultation2023

The council is also consulting on a Community Infrastructure Levy (CIL) draft Charging Schedule and evidence base, to help pay for infrastructure to support development such as schools, green infrastructure and sustainable transport. For further information see: www.york.gov.uk/consultations.

Appendix E: Spring 2023 Consultation Survey

1. Survey Information

We have launched a public consultation on the Community Infrastructure Levy (CIL) Draft Charging Schedule and evidence base. CIL is a fee that local authorities can set on new developments in their area. This fee makes sure certain types of new development contribute to the infrastructure needed to support growth and benefit the local community. Currently S106 legal agreements are used to secure mitigation for new development. CIL will be used in combination with S106 agreements, which will continue to be used for site specific infrastructure. Unlike S106 funds which require a direct link between the contributing development and infrastructure project, CIL monies, along with funding from other sources, will be used to support infrastructure across the City of York.

The consultation will close on 27th March 2023 at midnight.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* Your name:

* Contact details:

Organisation
(optional)

Address

Address 2

City/town

Post code

Email address

* Do you wish to notified of future updates to CIL by the council?

If yes we will use contact details provided above

Yes No

* Do you wish to participate in the CIL examination?

If yes we will use contact details provided above

Yes No



3. Your response

Please note there is a 5000 character limit on comment boxes. If your response exceeds this, or you need to attach files, please use the File upload option.

1a. The [Community Infrastructure Levy \(CIL\) Viability Study](#) informed the production of the proposed rates in the draft CIL Charging Schedule.

Do you have any comments on the content of the CIL Viability Study?

1b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

2a. Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the [CIL Viability Study](#)?

2b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

3a. Do the proposed levy rates set out in the [draft CIL Charging Schedule](#) provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

3b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

4a. CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the authority's area, the [draft CIL Charging Schedule](#) proposes variable rates for different kinds of development.

Do you have any comments on the proposed CIL rates?

4b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

5a. Should any types of development be charged a different CIL rate, and if so, why? Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

5b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen



4. Your response

6a. To support the financial viability of new development in the area, the [draft CIL Charging Schedule](#) includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time.

Do you have any comments on the draft Instalments Policy?

6b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

7a. Part 6 of the CIL Regulations (as amended) allows the Council to give discretionary relief for certain types of development from paying the levy. The Council has not identified any types of development which may require this beyond the compulsory relief and exemptions outlined in the Regulations.

Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

7b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

8a. Do you have any other comments on the [draft CIL Charging Schedule](#)?

8b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

9a. Do you have any other comments on the CIL evidence base?

9b. File upload:

Allowable file types include PDF, DOC, DOCX, PNG, JPG, JPEG or GIF. File size limit is 16MB

Choose File

Choose File

No file chosen

5. Thank you

Thank you for your comments.

The comments received during this consultation will be forwarded to the independent examiner and considered as part of the CIL examination.

Please contact the Strategic Planning Policy Team at localplan@york.gov.uk or 01904 552255 for more information.

Consultation will close on 27th March 2023 at midnight.

Appendix F: Winter 2023 consultation letter/ email and errata email

From: localplan@york.gov.uk <localplan@york.gov.uk>
Sent: 18 December 2023 14:49
To: localplan@york.gov.uk
Subject: City of York Council - Consultation Revised Draft Charging Schedule December 2023

**City of York Community Infrastructure Levy
Revised Draft Charging Schedule Consultation December 2023
Community Infrastructure Levy (CIL) Regulations 2010 (as amended)**

As required by the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), we are contacting you to inform you of the opportunity to comment on the City of York Council's revised CIL Draft Charging Schedule. Consultation on the initial draft of the 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 draft CIL charging schedule following this testing.

The consultation documents attached within this email include:

- CIL Draft Charging Schedule
- CIL Sensitivity Test Viability Report (November 2023)

Further information on the consultation on the revised CIL draft Charging Schedule can be found on the Council's website <https://www.york.gov.uk/CommunityInfrastructureLevy>

You can comment on our revised draft CIL charging schedule by sending your response 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](#).

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.

Yours sincerely,

Strategic Planning Policy Team
e: localplan@york.gov.uk

City of York Council | Strategic Planning Policy

From: localplan@york.gov.uk <localplan@york.gov.uk>
Sent: 21 December 2023 15:16
To: localplan@york.gov.uk
Subject: City of York Council - Consultation Revised Draft Charging Schedule December 2023

City of York Community Infrastructure Levy Revised Draft Charging Schedule Consultation December 2023

Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Further to our communication yesterday announcing the launch of the consultation of the Revised Draft Charging Schedule, we are writing to inform that the documents forming part of the consultation contained an error.

We have updated our webpage to include the errata addendum to the City of York CIL Viability Study and amended revised CIL Draft Charging Schedule; also attached with this email.

In light of this we have extended the closing date of the consultation to **Wednesday 31st 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](#).

Yours sincerely,

Strategic Planning Policy Team
e: localplan@york.gov.uk

City of York Council | Strategic Planning Policy
Directorate of Place | West Offices | Station Rise | York | YO1 6GA
www.york.gov.uk | facebook.com/cityofyork | [@CityofYork](https://twitter.com/CityofYork)

Appendix G: Winter 2023 website text

We are consulting on a revised Community Infrastructure Levy Draft Charging Schedule until Wednesday 24 January 2024.

The council resolved to start the process of introducing the Community Infrastructure Levy (CIL) in 2022.

Consultation on the revised CIL Draft Charging Schedule

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 draft CIL charging schedule following this testing.

Consultation documents:

- CIL Draft Charging Schedule
- CIL Sensitivity Test Viability Report (November 2023)

The below document is made available for information only and does not form part of the consultation:

- CIL Infrastructure Funding Gap
- CIL Associated Mapping

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 to the CIL Consultation](#)
 - [CIL Consultation supporting documents](#)

Background to the CIL Consultation

The CIL is a charge that local authorities can set on new developments in their area. This charge makes sure certain types of new development contribute to the infrastructure needed to support growth and benefit the local community.

The CIL will be used in combination with [Section 106 agreements](#) (S106), which will continue to be used for site specific infrastructure. Unlike S106 funds which require a direct link between the contributing development and infrastructure project, CIL funds, along with funding from other sources, can be used to support infrastructure across the city of York.

As the CIL charging authority we're required to consult with residents, local communities, businesses and stakeholders on the proposed levy rates. The consultation will be followed by an Examination-in-Public of the Draft Charging Schedule, which will be conducted by an independent examiner prior to the proposed adoption of the CIL Charging Schedule.

Further information about CIL and the Draft Charging Schedule can be found in the [CIL Consultation Information Booklet](#).

A decision to consult on the revised draft CIL charging schedule was taken by the Corporate Director for Place.

[Top of page](#)

CIL Consultation Spring 2023

Executive in January 2023 agreed to proceed with a public consultation on the CIL draft charging schedule following preparation of the appropriate evidence base. A public consultation was held between February and March 2023 to consult on the relevant documents.

The proposed CIL rates in the Draft Charging Schedule were based on the conclusions of the CIL Viability Study (Dec 2022).


The documents which formed part of the earlier CIL consultation were:

- [CIL Draft Charging Schedule](#)
- [CIL Viability Study](#) (December 2022)
- [CIL Infrastructure Funding Gap](#)

The below document was made available for information only and did not form part of the consultation:

- [CIL Associated Mapping](#)

CIL Spring 2023 Consultation responses

Since the close of consultation, officers have compiled all of the responses received. You can view the responses online below, and at [West Offices](#). The responses will be summarised as part of the Regulation 16 Consultation Statement in due course. Please refer to the [Statement of Representations](#)  for further information.

A number of the responses received are non-duly made; this means they are incomplete, not related to the consultation or received after the close of consultation.

Please note, we have redacted personal information in accordance with our privacy policy as set out in our [Privacy Notice](#).

CIL Representation

[as already published]

Appendix H: List of consultation bodies

North Yorkshire Council

Selby District Council

Harrogate District Council

Hambleton District Council

Ryedale District Council

East Riding Council

Acaster Malbis Parish Council

Askham Bryan Parish Council

Askham Richard and Copmanthorpe Parish Council

Bishopthorpe Parish Council

Clifton Without Parish Council

Dunnington Parish Council

Deighton Parish Council

Earswick Parish Council

Elvington Parish Council

Fulford Parish Council

Haxby Town Council

Heslington Parish Council

Hessay and Upper Poppleton Parish Council

Heworth Without Parish Council

Holtby Parish Council

Huntington Parish Council

Kexby Parish Council

Murton Parish Council

Naburn Parish Council

Nether Poppleton Parish Council

New Earswick Parish Council
Osballdwick Parish Council
Rufforth & Knapton Parish Council
Rawcliffe Parish Council
Skelton Parish Council
Stockton on the Forest Parish Council
Strensall and Towthorpe Parish Council
Upper Poppleton Parish Council
Wheldrake Parish Council
Wigginton Parish Council
York Minster Precinct Neighbourhood Forum

Appendix I: List of Respondents

Spring 2023 Draft Charging Schedule Regulation 16 consultation:

ID no.	Representor
101	Ziyad Thomas obo Churchill Retirement Living
102	NYCC
103	Carl Fulgoni obo McCarthy Stone
104	Prof Mike Holmes obo Haxby Group Practice and Nimbuscare
105	Fiona Hill OBO Heslington Parish Council
106	James Flinders
107	Helen Apsey - Make it York
108	Christopher Jones - Avison Young obo Homes England
109	Tim Waring obo Oakgate
110	Tim Waring obo Langwith ST15
111	O'Neill Associates obo Galtres Garden Village
112	O'Neill Associates obo Askham Bryan College, UoY and York St Johns
113	O'Neil Associates obo Helmsley Group, Foss Argo Developments Ltd
114	Andrew Hollyer
115	Shaun Walton
116	Stephanie Porter
117	Andrew Morrison
118	Alice Ingram obo Chamber of Commerce
119	Owen Turner obo United by Design/ Guild of Media Arts/ SPACE York CIC/ Kaizen Arts CIC
120	Robert Powell
121	Neil Jones obo British Sugar
122	M J Harrison obo Haxby Town Council and Wigginton Parish Council
123	Lorraine Frankland obo Huntington Parish Council
124	Andy Dearden
125	Dr Roger Pierce
126	Christopher Bailey obo Guild of Media Arts
127	Doreen Marsh
128	Sharon Stoltz obo CYC Public Health
129	Leigh Bell
130	Graham Mitchell obo Joseph Rowntree Theatre Ltd
131	Ms Frances Owen
132	David Jobling
133	Mark Knowles

Winter 2023 Draft Charging Schedule consultation:

ID no.	Representor
105	Fiona Hill OBO Heslington Parish Council
108	Christopher Jones - Avison Young obo Homes England
109	Tim Waring obo Oakgate
110	Tim Waring obo Langwith ST15

112	O'Neill Associates obo Askham Bryan College, UoY and York St Johns
113	O'Neill Associates obo Helmsley Group and Foss Argo Developments Ltd
118	C Lavemai-Goldsbrough obo Chamber of Commerce and Property Forum
121	Neil Jones obo British Sugar
134	C Smith obo Moorside Developments
135	E Keogh obo Fusion York Devecu Ltd
136	G Holbeck bo Gregory Property Group
137	I Smith obo Watkins Jones Group
138	C Smith obo Moorside Developments
139	M Reeves obo Helmsley Group
140	S Yates obo Hungate Regeneration Ltd
141	T Collard obo DIO

Appendix J: Privacy Notice

Privacy Notice for Community Infrastructure Levy (CIL) Draft Charging Schedule and representations from the public 2023

This privacy notice was completed in February 2023 and will be regularly reviewed. When we use your personal data, CYC complies with data protection legislation and is the registered 'Controller'. Our data protection notification is registered with the Information Commissioner's Office (ICO) – reference **Z5809563**.

Why is information being collected

The Council is undertaking public consultation to support progress towards adoption of the CIL Draft Charging Schedule, and the examination of the Draft Charging Schedule and evidence base, which will ensure the Council meets its statutory requirements.

We will use the information you give us to support progress towards adoption and examination of the CIL Draft Charging Schedule.

What information will be collected

We will collect information such as

- Your name
- Your comments on the consultation material
- Your contact details
- Organisation name, address, and email

How do we collect your information

We will collect information when you complete our online survey either electronically or on paper. We are using Survey Monkey, you can find out how they use your information, at

http://www.surveymonkey.com/mp/legal/privacy-policy/?ut_source=footer

If you complete a paper survey, once you complete and return it to us, we will transfer the information you have given us onto the council's secure network.

What will we do with your information

We are using the information you give us on the survey with your consent.

We will ask for your separate consent to contact you if you want to

- be notified of the submission of the CIL Draft Charging Schedule for examination, the publication of the Inspectors' recommendations and the adoption of CIL.
- take part in future surveys about the CIL

You can withdraw your consent at any time by contacting localplan@york.gov.uk

The information we collect from the survey will be included in presentations, statistics, and reports such as to the independent examiner as part of their process in assessing the CIL Draft Charging Schedule.

Any presentations, reports and statistics for publication or use outside of the authorised council staff, will be anonymised, and cannot be linked back to you or individuals. Reports containing anonymous information may also be shared with the public and other organisations.

We will not use the information for any other purpose than set out in this privacy notice and will not disclose to a third party i.e., other companies or individuals, unless we are required to do so by law for the prevention of crime and detection of fraud, or, in some circumstances, when we feel that you or others are at risk.

Third parties

The Council does not pass or sell personal data to third parties for marketing, sales, or any other commercial purposes

Storage of information

We will keep the information you give us in CYC's secure network drive and make sure it can only be accessed by authorised staff.

Transferring personal data abroad

We may process your personal data using services hosted outside the UK or European Economic Area, but only where there are safeguards in place e.g., a data processing agreement etc. that complies with obligations equivalent to the principles of UK data protection legislation

How long will we keep your information

We will only keep your personal information for as long as is necessary and when we no longer have a need to keep it, we will delete or destroy it securely.

Where required or appropriate, at the end of the retention period we will pass onto the City Archives any relevant information.

Further processing

If we wish to use your personal information for a new purpose, not covered by this Privacy Notice, we will provide you with a new notice explaining the purpose prior to commencing the processing and the processing conditions. Where and whenever necessary, we will seek your consent prior to the new processing.

Your rights

To find out about your rights under data protection law, you can go to the Information Commissioners Office (ICO): <https://ico.org.uk/for-the-public/>

You can also find information about your rights at <https://www.york.gov.uk/privacy>

If you have any questions about this privacy notice, want to exercise your rights, or if you have a complaint about how your information has been used, please contact us at information.governance@york.gov.uk or on 01904 554145 or write to: Data Protection Officer, City of York Council, West Offices, Station Rise, York YO1 6GA.