

South Worcestershire Councils

Community Infrastructure Levy Draft Charging Schedule

Statement of Modifications

April 2026



The South Worcestershire Councils (SWC) received 32 representations to the CIL Draft Charging Schedule which was subject to consultation from Monday 2nd February 2026 to Monday 16th March 2026. In accordance with Regulations 11 and 19 of the Community Infrastructure Levy Regulations 2010 (as amended), this Statement of Modifications sets out the minor modifications which the SWC has made to its Draft Charging Schedule since it was published for consultation in accordance with Regulation 16.

There are 6 amendments, which are set out in the table below.

Submission of Draft Charging Schedule for Examination

The Council is submitting its Draft Charging Schedule for Examination on Wednesday 24 June 2026. This Statement of Modifications is being made available to all consultation bodies in line with the Community Infrastructure Regulations 2010 (as amended). Further information in relation to the Draft Charging Schedule and Examination is available on each Council's website at

[Community Infrastructure Levy - Malvern Hills District Council](#)

[Community Infrastructure Levy - Worcester City Council](#)

[Community Infrastructure Levy - Wychavon District Council](#)

Requests to be Heard

Any person may request to be heard by the Examiner in relation to the modifications as set out in this Statement of Modifications. Requests to be heard must include details of the modifications on which the person wishes to be heard (by reference to the Statement of Modifications). Additional detail is sought in relation to whether those requesting to be heard support or oppose the modifications and why. The SWC will submit a copy of each request it receives to the Examiner. Requests to be heard may be withdrawn at any time by giving notice in writing to the SWC. Please note that representations received cannot be treated as confidential.

Any requests to be heard by the Examiner must be made in writing within four weeks of the date of the submission by 5pm on Wednesday 22nd July:

By email to: swdp@worcester.gov.uk or policy.plans@wychavon.gov.uk (please include "CIL Modifications" in the subject of the email)

By post to: Planning Policy CIL MODIFICATIONS Civic Centre, Queen Elizabeth Drive, Pershore, Worcestershire, WR10 1PT

Schedule of Proposed Modifications following Consultation

Mod	Current Wording	Proposed Modification	Justification															
Mod 1	<p>1.1 This document is for consultation between 2 February 2026 and 11:59pm 2 March 2026. Documents can be viewed on the south Worcestershire websites, or hard copies can be viewed in the following locations:</p>	<p>1.1 <u>This is the Community Infrastructure Levy (CIL) Charging Schedule submitted to the Secretary of State for independent examination under Regulation 16 of the Community Infrastructure Levy Regulations 2010 (as amended). It sets out the Council’s proposed CIL charging framework, informed by the published evidence base and the representations received during consultation. The Charging Schedule has been prepared to ensure that the proposed levy is appropriate, justified and viable, enabling the delivery of strategic and local infrastructure required to support planned development across the district.</u></p> <p>1.2 <u>A six week consultation on the Draft Charging Schedule commenced on Monday 2 February 2026 and ended on Monday 16 March 2026. The consultees were notified by email, social media posts, and webpage news announcements. Paper copies of the draft CIL Charging Schedule, the evidence base documents, the Consultation Statement of Representations Procedure, a ‘plain language’ Consultation Information Sheet and consultation response forms were available from libraries in Malvern, Tenbury Wells, Upton upon Severn, Worcester (The Hive), St Johns, Warndon, Pershore, Evesham, Droitwich Spa, and Broadway, as well as The Guildhall in Worcester and the Civic Centre in Pershore.</u></p> <p>1.1 This document is for consultation between 2 February 2026 and 11:59pm 2 March 2026. Documents can be viewed on the south Worcestershire websites, or hard copies can be viewed in the following locations:</p>	<p>Minor update to reflect current document status as Regulation 16 Submission document and not the consultation version.</p>															
	<table border="1"> <thead> <tr> <th data-bbox="296 504 623 546">Malvern</th> <th data-bbox="623 504 920 546">Worcester</th> <th data-bbox="920 504 1231 546">Wychavon</th> </tr> </thead> <tbody> <tr> <td data-bbox="296 546 623 745"> Malvern Customer Service Centre / Library Graham Road, Malvern, WR14 2HU </td> <td data-bbox="623 546 920 745"> Customer Service Centre, Guildhall High Street, Worcester, WR1 2EY </td> <td data-bbox="920 546 1231 745"> Pershore Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT </td> </tr> <tr> <td data-bbox="296 745 623 987"> Tenbury Wells Customer Service Centre / Library 24 Teme Street, Tenbury Wells, WR15 8AA </td> <td data-bbox="623 745 920 987"> Worcester Library The Hive, Sawmill Walk, The Butts, Worcester, WR1 3PB </td> <td data-bbox="920 745 1231 987"> Pershore Library, Church Street, Persore, WR10 1DT </td> </tr> <tr> <td data-bbox="296 987 623 1228"> Upton-upon-Severn Customer Service Centre / Library School Lane, Upton on Severn, WR8 0LE </td> <td data-bbox="623 987 920 1228"> St Johns Library Glebe Close, St Johns, Worcester, WR2 5AX </td> <td data-bbox="920 987 1231 1228"> Evesham Community Centre / Library Oat Street, Evesham, WR11 4PJ </td> </tr> <tr> <td data-bbox="296 1228 623 1501"></td> <td data-bbox="623 1228 920 1501"> Warndon Library, The Fairfield Centre, Carnforth Drive, Worcester, WR4 9HG </td> <td data-bbox="920 1228 1231 1501"> Droitwich Spa Community Contact Centre / Library Victoria Square, Droitwich Spa, WR9 8DQ </td> </tr> <tr> <td data-bbox="296 1501 623 1659"></td> <td data-bbox="623 1501 920 1659"></td> <td data-bbox="920 1501 1231 1659"> Broadway Library, Leamington Road, Broadway, WR12 7DZ </td> </tr> </tbody> </table>			Malvern	Worcester	Wychavon	Malvern Customer Service Centre / Library Graham Road, Malvern, WR14 2HU	Customer Service Centre, Guildhall High Street, Worcester, WR1 2EY	Pershore Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT	Tenbury Wells Customer Service Centre / Library 24 Teme Street, Tenbury Wells, WR15 8AA	Worcester Library The Hive, Sawmill Walk, The Butts, Worcester, WR1 3PB	Pershore Library, Church Street, Persore, WR10 1DT	Upton-upon-Severn Customer Service Centre / Library School Lane, Upton on Severn, WR8 0LE	St Johns Library Glebe Close, St Johns, Worcester, WR2 5AX	Evesham Community Centre / Library Oat Street, Evesham, WR11 4PJ		Warndon Library, The Fairfield Centre, Carnforth Drive, Worcester, WR4 9HG	Droitwich Spa Community Contact Centre / Library Victoria Square, Droitwich Spa, WR9 8DQ
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Mod 2	<p>2.4 The SWCs are also in the process of finalising the South Worcestershire Development Plan Review (2021-2041) which was submitted to the Secretary of State in September 2023 and the hearings commenced March 2025. It is therefore considered that reviewing the Charging Schedule would demonstrate how the Charging Schedule will support the delivery of the SWDPR.</p>	<p>2.4 The SWCs are also in the process of finalising the South Worcestershire Development Plan Review (2021-2041) which was submitted to the Secretary of State in September 2023 and the hearings commenced March 2025. The SWCs adopted the South Worcestershire Development Plan Review (2021-2041) on the 26th March 2026. It is therefore considered that reviewing the Charging Schedule would demonstrate how the Charging Schedule will support the delivery of the SWDPR.</p>	<p>Comments can be made online via https://www.smartsurvey.co.uk/s/GILconsultation/ or by email to SWDP@worcester.gov.uk, or submitted by post to Planning Policy, The Civic Centre, Queen Elizabeth Drive, Pershore, WR10 1PT. Comments must be submitted in writing</p>		<p>Minor update to reflect current local plan status following adoption.</p>

Mod 3	Table 1: Proposed CIL Charging Rates			Table 1: Proposed CIL Charging Rates			<p>A minor modification is proposed to reflect the correct rate of £54.80 for Housing following a typographical error and for Housing Greenfield (50 or more units) (including RDAs) and PBSA to show the correct indexed rates. These values in the original table were the pre-indexed values.</p>
	Type of development	Current charge per sqm	Proposed new charge per sqm	Type of development	Current charge per sqm	Proposed new charge per sqm	
	Housing Greenfield RDA (all schemes)	£54.70	£120.00	Housing Greenfield RDA (all schemes)	£54.70 £54.80	£120.00	
	Housing Greenfield (9 or less units)	£43.27	£120.00	Housing Greenfield (9 or less units)	£43.27 £54.80	£120.00	
	Housing Greenfield (10-49 units)	£54.70	£54.70	Housing Greenfield (10-49 units)	£54.70 £54.80	£54.70 £54.80	
	Housing Greenfield (50 or more units) (including RDAs)	£43.27	£120.00	Housing Greenfield (50 or more units) (including RDAs)	£43.27 £54.80	£120.00	
	Housing Brownfield (9 or less units) (excluding RDAs)	£0.00	£120.00	Housing Brownfield (9 or less units) (excluding RDAs)	£0.00	£120.00	
	Housing Brownfield RDAs	£54.70	£54.70	Housing Brownfield RDAs	£54.70 £54.80	£54.70 £54.80	
	Housing Brownfield (10 to 49 units) (excluding RDAs)	£0.00	£0.00	Housing Brownfield (10 to 49 units) (excluding RDAs)	£0.00	£0.00	
	Housing Brownfield (50 or more units) (excluding RDAs)	£0.00	£0.00	Housing Brownfield (50 or more units) (excluding RDAs)	£0.00	£0.00	
	Purpose Built Student Accommodation (PBSA) Greenfield	£108.17	£136.70	Purpose Built Student Accommodation (PBSA) Greenfield	£108.17 £137.00	£136.70 £137.00	
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	Build to Rent Accommodation Greenfield	-	£0.00	Build to Rent Accommodation Greenfield	-	£0.00	
	Build to Rent Accommodation Brownfield	-	£0.00	Build to Rent Accommodation Brownfield	-	£0.00	
	Age restricted / sheltered housing Greenfield	£0.00	£0.00	Age restricted / sheltered housing Greenfield	£0.00	£0.00	
	Age restricted / sheltered housing Brownfield	£0.00	£0.00	Age restricted / sheltered housing Brownfield	£0.00	£0.00	
	Extra care / assisted living Greenfield	£0.00	£0.00	Extra care / assisted living Greenfield	£0.00	£0.00	
	Extra care / assisted living Brownfield	£0.00	£0.00	Extra care / assisted living Brownfield	£0.00	£0.00	
	Strategic sites (and allocated sites over 1,000 units)	£0.00	£0.00	Strategic sites (and allocated sites over 1,000 units)	£0.00	£0.00	
	Mod 4	<p>7.6 The small schemes on both greenfield and brownfield sites are viable because they do not include affordable housing. The current CIL rate is £0 for brownfield sites and £54.70 for greenfield sites. It is recommended to increase the CIL rate up to £120 on both greenfield and brownfield sites with development under 10 units.</p>		<p>7.6 The small schemes on both greenfield and brownfield sites are viable because they do not include affordable housing. <u>Viability testing demonstrates that residential schemes of fewer than 10 dwellings, including Rural Development Area typologies, can support CIL charges on both greenfield and brownfield land, with Section 106 costs and, where applicable, affordable</u></p>		<p>The modification therefore clarifies that, although the viability evidence demonstrates potential CIL capacity on small and RDA schemes, the proposed CIL rate is not based on the absence of affordable housing requirements. Instead, it reflects a proportionate and policy-compliant</p>	

		<p><u>housing contributions fully factored into the appraisals. However, in accordance with paragraph 024 of the CIL Planning Practice Guidance and the Written Ministerial Statement of 19 February 2024, the SWC has not used the absence of affordable housing requirements on non-major development as a justification for higher CIL rates. The proposed rate therefore reflects a proportionate and policy-compliant balance between viability, infrastructure funding needs and the delivery of small-scale development.</u></p> <p>The current CIL rate is £0 for brownfield sites and £54.70 for greenfield sites. It is recommended to increase the CIL rate up to £120 on both greenfield and brownfield sites with development under 10 units.</p>	<p>assessment of viability, infrastructure funding needs and development constraints, including the more limited and sensitive viability of certain brownfield typologies. In doing so, the modification ensures that the Charging Schedule is justified, effective and consistent with national policy, and meets the statutory requirements for approval.</p> <p>The SWC viability evidence includes testing of residential schemes delivering fewer than 10 dwellings, including small sites and Rural Development Area (RDA) typologies, on both greenfield and brownfield land. The appraisals demonstrate that such development is capable of accommodating Community Infrastructure Levy (CIL) charges when assessed against benchmark land values, taking account of development costs, sales values and Section 106 obligations.</p> <p>In undertaking this testing, the SWC has not relied on the absence of affordable housing requirements on non-major residential development as a justification for higher CIL rates. This is consistent with paragraph 024 of the Community Infrastructure Levy Planning Practice Guidance and the Written Ministerial Statement of 19 February 2024, which make clear that charging authorities should not apply higher CIL rates to non-major residential development on the basis that such schemes do not deliver affordable housing.</p> <p>Where affordable housing contributions do apply to schemes of fewer than 10 dwellings, including Rural Development Area sites, these have been explicitly factored into the viability testing. This includes both on-site provision and commuted sum payments, in accordance with adopted policy requirements. The viability evidence demonstrates that the capacity for</p>
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			<p>CIL on such schemes varies according to site typology, tenure mix, development costs and Section 106 obligations, particularly on brownfield land where viability is more constrained.</p> <p>The proposed residential CIL rate for development of fewer than 10 dwellings, applicable to both greenfield and brownfield sites, reflects a balanced consideration of the overall evidence, infrastructure funding needs, and national policy objectives. This approach ensures that small-scale residential development, including schemes promoted by SME developers, is not discouraged, whilst securing an appropriate contribution towards the infrastructure required to support growth.</p>			
Mod 5	<p>7.13 There is not sufficient headroom to charge CIL in the current economic market; it is important for delivery that the infrastructure is funded through the most appropriate mechanism. S106 agreements enable more flexibility (especially in two-tier authorities) for the delivery of infrastructure compared to CIL. This is particularly the case where there is uncertainty in respect of the strategic infrastructure costs due to the stage of design and phasing. It is therefore proposed that the CIL charging Schedule excludes all allocated sites over 1,000 units which will ensure the Charging Schedule is 'future-proofed'</p>	<p>7.13 There is not sufficient headroom to charge CIL in the current economic market; it is important for delivery that the infrastructure is funded through the most appropriate mechanism. S106 agreements enable more flexibility (especially in two-tier authorities) for the delivery of infrastructure compared to CIL. This is particularly the case where there is uncertainty in respect of the strategic infrastructure costs due to the stage of design and phasing. It is therefore proposed that the CIL charging Schedule excludes all allocated sites over 1,000 units from residential and commercial CIL Charges which will ensure the Charging Schedule is 'future-proofed'</p>	<p>Proposed minor modification to paragraph 7.13 and Table 2 to make clear that retail and commercial development forming part of strategic sites will be charged at a nil (£0 per square metre) CIL rate, ensuring a consistent approach across all development types within strategic growth areas and supporting the delivery of a viable and sustainable town centre and associated local centres.</p>			
Mod 6	Table 2	<p>Inclusion of the below new row:</p> <table border="1" data-bbox="1249 1413 1810 1589"> <tr> <td>Strategic sites (and allocated sites over 1,000 units)</td> <td>£0.00</td> <td>£0.00</td> </tr> </table>	Strategic sites (and allocated sites over 1,000 units)	£0.00	£0.00	<p>Proposed minor modification to paragraph 7.13 and Table 2 to make clear that retail and commercial development forming part of strategic sites will be charged at a nil (£0 per square metre) CIL rate, ensuring a consistent approach across all development types within strategic growth areas and supporting the delivery of a viable and sustainable town centre and associated local centres.</p>
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