Directorate for Planning, Growth & Sustainability
Planning & Environment
Claire Bayley
Buckinghamshire Council
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

Community Infrastructure Levy (CIL) Statement of Modifications Regulation 19(4) Statement

October 2026

1.0 Introduction

1.1 This Statement of Modifications sets out the modifications which have been made to the Council's Draft Charging Schedule and associated policies since they were published for consultation between 14 April 2026 and 24 May 2026. It has been made in accordance with Regulation 19 (4) of the CIL Regulations.

2.0 Publication

2.1 An electronic copy of this Statement of Modifications has been sent to each of the persons that were invited to make representations on the Draft Charging Schedule under Regulation 16 and has been published on the Council's website at https://yourvoicebucks.citizenspace.com/planning/cil-next-steps/

2.2 This Statement of Modifications will also be made available at the following Council offices and available for viewing during the hours outlined below:

Gateway Offices
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Opening hours are Monday to Thursday: 08.45am - 5.15pm, Friday 08.45am - 4.45pm. Note: offices closed on Saturday and Sunday.

Aylesbury Library
Walton Street
Aylesbury
Buckinghamshire
HP20 1UU

Opening hours are Monday to Wednesday: 10.00am - 5.00pm, Friday and Saturday 10.00am - 4.00pm. Note: library closed on Thursday and Sunday.

3.0 Requests to be heard

3.1 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 you wish to be heard (by reference to the Statement of Modifications) together with whether you support or oppose the modification and the reason. The Council will submit a copy of each request it receives to the Examiner.

3.2 Requests to be heard by the Examiner must be made in writing **by 24 November 2026** to the Council at CILNorthConsultation@buckinghamshire.gov.uk

Or by post to:
Buckinghamshire Council, (FAO Infrastructure Funding Team,
CIL North Consultation)
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

4.0 Proposed Modifications

4.1 The modifications to the Draft Charging Schedule. Are shown in 'track changes ' and listed in the table below .

North & Central Buckinghamshire Community Infrastructure Levy (CIL) Charging Schedule					
Residential development Not within the Chilterns Beechwoods SAC's zone of influence					
Fewer than ten dwellings			**Ten or more dwellings**		
Previously Developed Land*	Aylesbury and Buckingham (Zone A)	£50/sq. m	Previously Developed Land*	Aylesbury and Buckingham (Zone A)	£0/sq. m
	Other areas (Zone B)	£180/sq. m		Other areas (Zone B)	£100/sq. m
Greenfield	All areas	£250/sq. m	Greenfield	Aylesbury and Buckingham (Zone A)	£80/sq. m
				Other areas (Zone B)	£200/sq. m
Developments ~~comprising all~~ solely of flats**	All areas	£0/sq. m	~~Development comprising all~~Developments solely of flats**	All areas	£0/sq. m
Residential developments within the Chilterns Beechwoods SAC zone of influence (All areas and site types that are required to make a contribution to SANG &/or SAMMS)					
Fewer than ten dwellings			**Ten or more dwellings**		
Previously Developed Land*	Aylesbury (Zone C)	£0/sq. m	Previously Developed Land*	Aylesbury (Zone C)	£0/sq. m
	Other areas (Zone D)	£100/sq. m		Other areas (Zone D)	£20/sq. m
Greenfield	All areas	£170/sq. m	Greenfield	Aylesbury (Zone C)	£0/sq. m
				Other areas (Zone D)	£120/sq. m
~~Development comprising all~~Developments solely of flats**	All areas	£0/sq. m	~~Development comprising all~~Developments solely of flats**	All areas	£0/sq. m
Residential Development (Use Class C3) Not Creating a New Dwelling					
All North and Central Buckinghamshire Areas					
Residential Development (Use Class C3) Not Creating a New Dwelling. This category includes extensions, alterations, and ancillary residential floor space associated with existing dwellings (such as garages/outbuildings for residential use)				£0/sq. m	
Strategic housing allocation sites					
Large Sites of ~~400~~650 homes or more (gross) or ~~10~~16 hectares or more (gross) that are allocated in ~~a~~an adopted Local Plan~~,~~ and including any parcel within a Large Site irrespective of the size of the parcel, and all uses within such sites allocated in ~~a~~an adopted Local Plan.				£0/sq. m	

Non-residential / Commercial / Other development uses	
All North & Central Buckinghamshire Areas	
Large, convenience- based supermarkets and superstores and retail warehousing***(net retail selling space of over 280 sq. metres)***	£100/sq. m
All other forms of development	£25/sq. m
Agricultural Use (non-residential)	
Development of barns, sheds, storage, processing facilities, or other non-residential buildings in or for agricultural use when being built or modified for agricultural purposes.	£0/sq. m
Not-for-Profit and Publicly Funded Uses	
All North & Central Buckinghamshire Areas	
Development by a predominantly publicly funded or not- for-profit organisation including medical and health services, social care, education, emergency services, waste facilities, community facilities, sport and leisure facilities.	£0/sq. m

Notes

*Previously Developed Land – as defined in Appendix B ~~Annex 2~~ to the NPPF.

**These include flatted developments with additional non-residential (e.g. retail or commercial) uses. For clarity, this provision is to be read as exempting only the flats and their communal floorspace (e.g. stairwells) in a qualifying development through a nil rating. Non-residential floor space will be CIL liable in accordance with this schedule.

***Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Abbreviations
SAC: Special Area of Conservation
SANG: Suitable Alternative Natural Greenspace
SAMMS: Strategic Access Management and Monitoring Strategy
NPFF: National Planning Policy Framework

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Modification reference No.	Document	Modification	Reason
Mod. 01	Draft Charging Schedule	Replace: Development comprising all flats With: Developments solely of flats** **These include flatted developments with additional non-residential (e.g. retail or commercial) uses. For clarity, this provision is to be read as exempting only the flats and their communal floorspace (e.g. stairwells) in a qualifying development through a nil rating. Non-residential floor space will be CIL liable in accordance with this schedule.	To clarify meaning of 'all flats', i.e. that the nil rate of £0 for developments solely of flats include developments of flats that also have non-residential uses on the ground floor.
Mod. 02	Draft Charging Schedule	Add new text: Residential Development (Use Class C3) Not Creating a New Dwelling. All North and Central Buckinghamshire Areas Residential Development (Use Class C3) Not Creating a New Dwelling. This category includes extensions, alterations, and ancillary residential floor space associated with existing dwellings (such as garages/outbuildings for residential use) £0/sq. m	To offer relief for residential development that does not create a new dwelling given concerns that the current CIL system can impose disproportionate financial liabilities on householders due to procedural errors on the part of those seeking to claim relief.
Mod. 03	Draft Charging Schedule	Replace: Large sites of 400 homes or more (gross) or 10 hectares or more (gross) that are allocated in a Local Plan, and including any parcel within a large site irrespective of the size of the parcel, and all uses within sites allocated in a Local Plan. With:	Taking account of representations querying the extent of nil rating for larger sites the Council has further considered the practical factors at which the characteristics of larger sites differ from smaller sites. It notes that education requirements are typically for an all new primary school on sites over 680 dwellings. Before this point, for smaller sites, education contributions may be secured depending on existing capacity in local schools. Hence a threshold of 650 is

		Large Sites of 650 homes or more (gross) or 16 hectares or more (gross) that are allocated in an adopted Local Plan, and including any parcel within a Large Site irrespective of the size of the parcel, and all uses within such sites allocated in an adopted Local Plan.	considered more appropriate. This also has regard to the expected pattern of development in the N&C as set out in the draft Local Plan.
Mod. 04	Draft Charging Schedule	Add a third asterisk to update footnote to superstores. i.e. Replace: Large, convenience-based supermarkets and superstores and retail warehousing**(net retail selling space of over 280 sq. metres)** With: Large, convenience-based supermarkets and superstores and retail warehousing***(net retail selling space of over 280 sq. metres)***	To update the footnote reference in light of the new footnote that has been added
Mod. 05	Draft Charging Schedule	Add new text: Agricultural Use (non-residential) Development of barns, sheds, storage, processing facilities, or other non-residential buildings in or for agricultural use when being built or modified for agricultural purposes. £0/sq. m	To avoid the risk of disproportionately harming agricultural concerns which require large buildings to operate (such as feed or equipment storage or barns)
Mod. 06	Draft Charging Schedule	Replace: *Previously developed land – as defined in Annex 2 to the NPPF. With: *Previously Developed Land – as defined in Appendix B to the NPPF.	Corrected reference