
CIL Modifications - Request to be heard by Examiner

From [REDACTED]
Date Wed 22/07/2026 14:39
To SWDP - WCC <swdp@worcester.gov.uk>

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Afternoon,

Can you please take this email as a request to be heard by the examiner for the proposed CIL modifications.

Reason for request:

Increases in CIL contributions almost exclusively for schemes of 1-9no. units (but not for schemes of 10-49no. units) which is both entirely contrary to the PP, but also unevidenced.

The apparent justification for the increase in CIL came from the 'CIL Viability Report Dec 2025 (Aspinall Verdi)', which set out:

Recommendations – para 10.3 - Small schemes of <10 units should easily be able to contribute these CIL rates as they have no affordable housing, but this is subject to the Written Ministerial Statement (WMS) of 19 February 2024, which makes it clear that charging authorities should not apply higher CIL rates to non-major residential development on the basis that these schemes are not required to deliver affordable housing. This is to not undermine the objective of the Government's small sites policy, which is intended to support SME developers and improve housing delivery on minor sites.

This is fundamentally incorrect and highlighted to the LPA's in the consultation period. Almost all of Wychavon and Malvern Hills districts are designated rural areas, where affordable housing contributions are payable on even a single dwelling. The recommendations of this report which the proposed CIL increase are based on, is fundamentally incorrect. Sites of 1-9 dwellings in all villages in Wychavon and Malvern have to contribute to affordable housing, either through an off site contribution of £12,797 per unit for schemes of 1-4 dwellings, or on-site provision for schemes of 5-9 dwellings.

The CIL modifications only now just appear to claim that the proposed charging on small sites wasn't because of a lack of affordable housing contribution (even though that was the only evidenced conclusion they had as to why they should increase the fees), but instead evidenced elsewhere.

Notwithstanding the above, Wychavon and Malvern Hills councils have not spent any of the CIL since adopted in 2017. Over £6 million in collected CIL monies not spent in almost 9 years, which would again not support the proposed significant CIL increases for smaller schemes.

Kind regards

[REDACTED]

[REDACTED]

From: Wychavon District Council <Wychavon@newsletters.wychavon.gov.uk>

Sent: 23 June 2026 23:39

To: [REDACTED]

Subject: CIL statement of modification

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CIL Statement of Modification

[REDACTED]

The South Worcestershire Councils (SWC) received 32 representations to the CIL Draft Charging Schedule which was subject to consultation from Monday 2 February 2026 to Monday 16 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 [CIL Schedule of Proposed Modifications](#).

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 the following links:

- [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 22 July in one of the following ways:

- 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

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