

MM12h



COMMUNITY INFRASTRUCTURE LEVY

RESPONSE TO CONSULTATION ON STATEMENT OF MODIFICATIONS TO DRAFT CHARGING SCHEDULE

This form can be used to respond to the consultation the Council is currently undertaking on its Statement of Modifications to the Draft Charging Schedule. All responses should be made by **13th November 2015** by sending this form, either by email or post, to the following address:

Email: psp@solihull.gov.uk

Post: Policy & Spatial Planning
Council House
Manor Square
Solihull
B91 3QB

Your name & address:

Name	Richard Lloyd
Organisation	
Address	23 Meeting House Lane Balsall Common Coventry CV7 7FX
Telephone no.	
Email address	

If you are representing another person, their name & address:

Name	
Organisation	
Address	
Telephone no.	
Email address	

Nature of representations:

Support	<input type="checkbox"/>
Object	<input checked="" type="checkbox"/>
Comment	<input type="checkbox"/>

Nature of interest:

Parish or Town Council	<input type="checkbox"/>
Resident	<input checked="" type="checkbox"/>
Developer	<input type="checkbox"/>
Statutory Consultee	<input type="checkbox"/>
Other	<input type="checkbox"/>

Proposed Modifications 1-6

1. Proposed nil rate for residential use class (C3) for Blythe Valley Park

I object – The CIL Levy is intended to fund projects and provide much needed infrastructure in the Borough. It has been set at a modest level which should be applied uniformly according to the adopted rules. The purpose of the levy is to offset a small part of the cost of providing new infrastructure.

It seems very unlikely that the levy would render the Blythe Valley development uneconomic. Waiving the levy in the current case would set a bad precedent.

Developers know what the system is, and it is part of the commercial environment in which they have to operate. It would be unfair to favour one developer over another, and would be against Government policy to get developers to pay a small part of the cost associated with the provision of infrastructure for new house occupiers.

In addition, with the extreme shortage of funds for local council activities, every possible source of funding should be pursued.

2. Proposed nil rate for residential use class (C2) for Blythe Valley Park

I object for the same reasons given above

3. Change to wording describing the charging zones maps

There should not be a zone in which CIL is waived.

4. Change to CIL Charging Zone map to clearly show charging zone for Blythe Valley Park

See previous answers.

5. Change to CIL Charging Zone map to clearly show ward boundaries

Agree

6. Additional larger scale map showing the boundary of Blythe Valley Park

Not needed

Other comments

7. Other comments e.g. on the Revised Regulation 123 list

The levy should be utilised to fund infrastructure in the area of development as a priority as many areas of the parish do not see any benefit or reward for new housing. A priority order giving projects in the area of the development priority should be applied

8. Would you like to be notified of any of the following:

a) That the Statement of Modifications has been submitted to the Examiner?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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b) The publication of the recommendations of the Examiner and the reasons for those recommendations?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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c) The approval of the charging schedule by the charging authority?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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9. Would you like to request to be heard by the Examiner?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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If you would like a Word version of this form, or have any other queries, please contact psp@solihull.gov.uk or telephone 0121 704 8358.

Thank you for taking time to complete this consultation form.

How we will use your personal information: *The information you provide will be used by the Council to help prepare the CIL Charging Schedule and will be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the process. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that the Council is obliged to make representations available for public inspection, this means that with the exception of telephone numbers, email addresses and signatures, your comments and other personal details that you provide will be publicly available for inspection at the Council's principle offices and will also be published on the internet. Should you have any further queries please contact Spatial Planning on 0121 704 8358 or email psp@solihull.gov.uk.*