

**COMMUNITY INFRASTRUCTURE LEVY**

**RESPONSE TO CONSULTATION ON PRELIMINARY DRAFT CHARGING SCHEDULE**

This form can be used to respond to the consultation the Council is currently undertaking on its Preliminary Draft Charging Schedule. All responses should be made by **26<sup>th</sup> April 2013** by sending this form, either by post or email, to the following address:

Email: [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk)

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

**Your name & address:**

Name	Mr G J Nicholson
Organisation	The Inland Waterways Association (Warwickshire branch)
Address	45 Inchbrook Road Kenilworth Warks CV8 2EW
Telephone no.	[REDACTED]
Email address	[REDACTED]

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

Name	
Organisation	
Address	
Telephone no.	
Email address	

**Nature of representations:**

Support	Yes
Object	
Comment	

**Nature of interest:**

Parish or Town Council	
Resident	
Developer	

\_\_\_\_\_

Statutory Consultee

Other

Consultee

**Consultation questions**

1. Do you believe that the proposed charges are an appropriate balance between funding infrastructure and the potential effects (taken as a whole) of the imposition of CIL on economic viability of development across the Borough ? If not why not ?

Yes	Yes	No	
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2. Do you believe there is adequate evidence on infrastructure planning and economic viability to introduce a CIL ? If not what additional evidence do you believe is necessary ?

Yes	Yes	No	
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3. Do you agree with the separate charging zones for residential development and the CIL rates based on these zones ? If not what changes do you believe are necessary to make them appropriate ?

Yes	Yes	No	
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4. Should there be different residential rates based on the percentage of affordable housing to be provided on the site ? If so what should the threshold be ?

Yes	Yes	No	
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A lower threshold with a 25% reduction when the number of affordable houses is above 60%

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5. Do you agree with the differential rates for the different types of retail development and are the thresholds appropriate ? If not what changes do you believe are necessary ?

Yes	Yes	No	
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6. Do you agree with the rates for the other types of development ? If not what changes do you think are necessary to make them appropriate ?

Yes	Yes	No	
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7. Do you agree there should be a nil rate for the development types not listed (ie including office, industrial & agricultural developments) ? If not why not ?

Yes		No	No
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Do not agree with a nil rate for office development as these are frequently found at prime locations.
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8. Do you believe the Council should allow CIL payments to be made in instalments, and if so what should they be ?

Yes	Yes	No	
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Agree with the figures provided.
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9. Do you believe the Council should offer additional exemptions in the circumstances listed above ?

Yes	Yes	No	
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But these must be considered as rare and exceptional circumstances.

10. Any other comments ?

Yes		No	No
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### Focus Groups

Depending on the nature and extent of representations made on this Preliminary Draft Charging Schedule, the Council may make arrangements for one or more focus groups prior to consulting on the Draft Charging Schedule. If you consider that such groups would be beneficial it would be helpful if your response could indicate the subject areas or issues you believe should be covered in a focus group.

Do you wish to be invited to any focus groups that may be arranged ?

Yes	
No	No

If so what subject areas or issues should be covered in a focus group ?

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Thank you for taking time to complete this consultation.

**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 6394 or email [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk).*