

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 **26th April 2013** by sending this form, either by post or email, to the following address:

Email: psp@solihull.gov.uk

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

Your name & address:

Name	Kathryn James
Organisation	The National Exhibition Centre Ltd
Address	Birmingham B40 1NT
Telephone no.	[REDACTED]
Email address	Kathryn.james@necgroup.co.uk

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

Nature of interest:

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

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		No	x
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The proposed charges structure is too rigid and does not directly reflect the true impact a development has on infrastructure, although it is appreciated S106 and S278 payments may be charged too.

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		No	x
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IDP has some value but does not give estimates for the proposed infrastructure for many of the proposals. Only limited reference has been given to the HS2 effect.

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		No	x
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Creating different zones for town centres, mature suburbs and rural areas is appropriate. Brownfield sites within towns should have a lower charge than town centres.

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	x	No	
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Thresholds should be set at 10, 25, 50, 75 and 100%.

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	x	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		No	x
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Different rates are appropriate. However, consideration should be given to how SMBC will deal with, for example, an office development that changes its use to C1 (hotel) after practical completion to avoid a charge. Will this be through the CIL or S106/S275 payments?

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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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Instalments should be based on occupancy levels as this provides a direct link to the effect on the infrastructure.

9. Do you believe the Council should offer additional exemptions in the circumstances listed above ?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Exemptions or at least discounts should be provided for developments that create employment opportunities in North Solihull. Some developments may create a particular type of employment or opportunities that may be declared economically unviable due to CIL payments that could be a lost opportunity for the Borough. Therefore, some defined flexibility should be built in to accommodate these circumstances rather than a vague reference to 'exceptional circumstances'

10. Any other comments ?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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For developments within existing large developments such as the NEC CIL reductions should be made available if the development results in additional in the larger development to facilitate it.
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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	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

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

Developments outside North Solihull that help to generate employment in North Solihull.

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.*