

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	Andrew Burrow
Organisation	Berkswell Parish Council
Address	c/o Field Cottage Old Waste Lane Balsall Common CV7 7RY
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	<input type="checkbox"/>
Object	<input type="checkbox"/>
Comment	<input type="checkbox"/>

Nature of interest:

Parish or Town Council	<input checked="" type="checkbox"/>
Resident	<input type="checkbox"/>
Developer	<input type="checkbox"/>
Statutory Consultee	<input type="checkbox"/>
Other	<input 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	X	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	X	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	X	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		No	x
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Affordable housing is already not subject to CIL and that should be sufficient

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
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All CIL payments should be made up front. The money for the CIL comes from the increase in land values caused by the community granting planning permission. As such the developer has saved money on the purchase of the land and the money to pay the CIL is immediately available from the saving on the land purchase price. To allow stage payments would therefore allow the developer to benefit from improved cash flow by holding on to part of the CIL money for a period which developer would previously have paid out upfront to the land owner.

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

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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This question is not clear as to what exemptions it refers. If it means that CIL should not be levied on charities profit raising developments and provide relief to any development where a specific scheme cannot pay the levy then the PC's view is

- a. The proposal not to levy a CIL on a charities' profit making development activities provides that Charity with a commercial advantage versus other small businesses and is an indirect subsidy to the charity. It is not the Council's role to provide indirect subsidies to charities
- b. Berkswell PC supports the proposal to except a development from CIL in exceptional circumstances described in page 11 of the consultation document.

10. Any other comments ?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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A well thought out proposal with good consultation of the PCs.

Focus Groups

Depending on the nature and extent of representations made on this Preliminary Draft Charging Schedule, the Council may makes 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 ?

Any major change to the proposal

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.*