

## CIL Draft Charging Schedule Response Form 2015

For Official Use Only
Ref:
Rep. Ref:

Please use this form if you wish to support or object to the Community Infrastructure Levy – Draft Charging Schedule

**If you are commenting on multiple sections of the document you will need to complete a separate copy of Part B of this form for each representation.**

This form may be photocopied or, alternatively, extra forms can be obtained from the Council's offices or places where the plan has been made available (see back page). You can also respond online using the LDP Consultation System, visit: [www.warwickdc.gov.uk/planning](http://www.warwickdc.gov.uk/planning)

### Part A - Personal Details

	1. Personal Details	2. Agent's Details (if applicable)
Title	Mrs	
First Name	Jasbir	
Last Name	Kaur	
Job Title (where relevant)	Strategic Planning and	
Organisation (where relevant)	Warwickshire County Council	
Address Line 1		
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Postcode		
Telephone number		
Email address	Jasbirkaur@warwickshire.gov.uk	
Would you like to be made aware of future updates on the CIL?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
About You: Gender		
Ethnic Origin		
Age	<input type="checkbox"/> Under 16 <input type="checkbox"/> 16 - 24	<input type="checkbox"/> 25 - 34 <input type="checkbox"/> 35 - 44
	<input type="checkbox"/> 45 - 54 <input type="checkbox"/> 55 - 64	<input type="checkbox"/> 65+
<b>Notifications</b>		
Please specify whether you wish to be notified of any of the following:		
1. Submission of the Draft Charging Schedule for examination	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Examiner's Report	<input type="checkbox"/> Yes <input type="checkbox"/> No	3. Council approval of Charging Schedule <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

## Part B - Commenting on the CIL Draft Charging Schedule

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The County Council welcomes the District Council's intention to introduce the Levy. The County Council made comments on the Draft Charging Schedule in August 2013 and those comments still stand. Further, to support the District Council and we wish to take part in the oral hearing of the CIL examination.

The current consultation relates to the updated supporting viability evidence and a Draft CIL Regulation 123 List dated Jan 2015 has also been published for information. These comments relates to the updated viability evidence.

We support the updated evidence to the viability evidence work undertaken by BNP Paribas Real Estates on behalf of the District Council. Our comments are;

- a) The CIL rates are cautious and a higher CIL charges could be considered. However, this is a matter for the District Council to strike a balance for the delivery of the Local Plan.
- b) We suggest that the District Council should also provide corresponding guidance for developers on when s106 and CIL would be incurred. The local guidance should explain that CIL Project List has been developed to address the broader impacts of development and explain that for some sites the balance between the use of S106 and CIL will be different depending on the nature of the area and the type of development being undertaken.
- c) We also suggest that that the CIL Regulation 123 List is actively monitored so that it is replenished with new projects on an on-going basis and the use of CIL and section 106 remains appropriate.

The County Council is a major service and infrastructure provider and supports the ambitions of the District Council in providing new homes and new employment together with local services and community facilities. We note that the governance and operational processes needed to underpin the collection and spending of CIL funds are outside the scope of this consultation, however these matters are important in the delivery of sustainable growth.

We wish to work with the District Council to agree a methodology for distribution of CIL and the delivery of the critical, necessary infrastructure to support growth contained in the proposed Local Plan in a timely manner. In particular the following matters need to be discussed;

- The schemes and prioritisation of the Infrastructure Development Plan.
- Collaboration on Regulation123 project list.
- The impact of development on County Council services and the timely delivery of services and facilities to support growth and sustainable communities.
- The mechanism for CIL contributions for schools in the District.
- The timetable for keeping the Infrastructure Delivery Plan up-to-date.

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Although the CIL Project List is not part of the consultation we wish to make the following comments on a number of omitted projects;

The document provided does not cover all the transport schemes that WCC has put forward in the Draft Infrastructure Delivery Plan (IDP). However, it is not clear whether the purpose of the 'CIL Regulation 123 list' is to give an idea of the range and type of infrastructure or whether it should include a detailed list of all schemes in the IDP requiring a CIL contribution. The schemes that appear to be omitted currently missing from the CIL Regulation 123 list are referenced below:

T6: Cycling: completion of existing cycle networks (£2 million)\*  
T19: Bus Services: General (£1.7m)  
T16: Bus Priority Measures: Southern Park & Ride to Leamington/Warwick (£750,000)\*  
T23: Emscote Road / Greville Road junction signalisation (£750,000)\*\*  
T24: Princes Drive / Warwick New Road junction signalisation (£350,000)\*\*  
T36: Bericote Road / Stoneleigh Road junction improvement (£500,000)  
T37: Kenilworth Road / Westhill Road: junction improvement (£500,000)  
T25: Bath Street gyratory (£500,000)  
T26: Adelaide Road / Avenue Road: junction signalisation (£350,000)  
T27: Dormer Place / Adelaide Road: junction signalisation (£350,000)  
T22: Spinney Hill: junction improvement (£450,000)

\*these may be covered in CIL Regulation 123 list as 'Unspecified cycling, bus priority measures and other sustainable transport schemes' (although approximate cost falls short of amount included in draft IDP)

\*\*these may be covered in CIL Regulation 123 list as 'Multi-modal improvements to Emscote Road'

Some cost estimates have also been amended in the draft CIL R123 document to reflect the current cost estimates. The key changes are;

- Multi-modal improvements to A452 Corridor. Approximate cost £1m
- Smarter Choices. Approximate cost £1m
- Park and Ride (south of Warwick). Approximate cost £2m
- Park and Ride (north of Leamington). Approximate cost £2m

NB- Regarding the Park and Ride matters we have already informed the District Council that these facilities would be managed and operated by District Council and the District Council would also be responsible for any the associated financial risks.

### Other matters

#### Libraries

There is no reference to Libraries services in the Reg 123 list. Libraries are broad community services where 'pooling' of S106 agreement would prevent us asking for further contributions and would best fit in the CIL Reg 123 project lists. We wish to have further discussions with the District Council on these matters.

#### Schools

The reference to unspecified school expansions is very broad. In cases where there are insufficient monies for schools from S106 and CIL this would cause the County Council difficulties for timely delivery.

We request that to have further discussions with the District Council about the operation of the restrictions of pooling and how all eligible developments would pay for any demand they would create for school places in the area.

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# Part B - Commenting on the CIL Draft Charging Schedule

Sheet \_\_\_\_\_ of \_\_\_\_\_

Which part of the document are you responding to?

Paragraph number / Heading / Subheading (if relevant)

Map (e.g. Proposed Development Sites – District Wide)

What is the nature of your representation?

Support

Object

Please set out full details of your objection or representation of support. If objecting, please set out what changes could be made to resolve your objection (Use a separate sheet if necessary).

We support the District Councils action to update the viability evidence for CIL and review of the CIL rates. The housing and commercial property markets are inherently cyclical and the Council is testing its proposed rates of CIL at a time when values have fallen below their peak.

Comment on para 6.4

“Based on available evidence the Council considers the proposed charge is viable. The level of charge will be monitored to ensure it remains viable. Should market or other conditions change the viability of development; the Council will introduce a revised CIL charging schedule”.

We consider that there should be annual monitoring report on these matters to better understand viability and development in the area.

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Sheet  of

### CIL Examination : Right to be Heard

Do you wish to be heard by the Examiner at the examination?  xYes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We wish to appear at the Oral hear to support and explain any issue that may arise relating to County Council matters.

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## Guidance on Making Representations

- Please use this response form as it will help the Council to keep accurate and consistent records of all the comments on the Plan, alternatively complete online at **[www.warwickdc.gov.uk/planning](http://www.warwickdc.gov.uk/planning)**
- If you wish to make comments on more than one aspect of the Plan, please use a separate copy of Part B of this form for each
- You may withdraw your objection at any time by writing to Warwick District Council, address below
- It is important that you include your name and address as anonymous forms cannot be accepted. If your address details change, please inform us in writing
- All forms should be received by **4.45pm on Friday 10 April 2015**
- Copies of all the objections and supporting representations will be made available for others to see at the Council's offices at Riverside House and online via the Council's e-consultation system. Please note that all comments on the Local Plan are in the public domain and the Council cannot accept confidential objections. The information will be held on a database and used to assist with the preparation of planning policy documents and with consideration of planning applications in accordance with the Data Protection Act 1998
- Please return this form to: **Development Policy Manager, Development Services, Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5QH** or  
email: **[newlocalplan@warwickdc.gov.uk](mailto:newlocalplan@warwickdc.gov.uk)**

Where possible, information can be made available in other formats, including large print, CD and other languages if required. To obtain one of these alternatives, please contact 01926 410410.