

Comment

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Comment by	Mr Chris Henderson
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If you would like to be added to the Community Infrastructure Levy mailing list to receive updates on the progress on the CIL, please tick the box (please ensure your details have been entered above).

Q1 Do you feel that the proposed rates are suitably informed by viability evidence provided in the emerging Local Plan and Community Infrastructure Levy Viability Study (October 2014) produced by HDH Planning & Development? No

If no, please tell us your reasons for this. Please bear in mind that your reasons should be clearly justified by supporting evidence.

Paragraph 4.35 of the viability study states that a rate of 80 - 100 per square metre for Faringdon, Wantage and Grove and 120 - 140 per square metre elsewhere would not threaten delivery of the plan. as it is desirable to have the maximum possible infrastructure to support the developments I propose setting the level at the highest viable rate, namely 100 for Faringdon, Wantage and Grove and 140 elsewhere.

Q2 Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view. Yes

To ensure that we continue to encourage development across the district we need to strike a balance between collecting revenue to fund infrastructure and ensuring that the rates are not set so high that they prevent development happening.

Q3 Do you think the rates proposed strike an appropriate balance between helping to fund infrastructure through CIL and the potential effects of imposing CIL on the viability of development needed to deliver the aspirations of the emerging Local Plan Part One? No

If no, please tell us your reasons for this. Please bear in mind that your reasons should be clearly justified by supporting evidence.

As I stated in my reply to question 1 I believe that the rates should be set at the highest level identified in the viability study to not threaten delivery of the plan, namely 100 per square metre for Faringdon, Wantage and Grove and 140 per square metre elsewhere.

The council has published a list of infrastructure projects or types of infrastructure (known as the Regulation 123 list) that it intends to fund wholly or partly by CIL. This is not a spending priority list, it has been prepared to show the projects and types of infrastructure which maybe funded through CIL.

Q4 Do you agree that the draft Regulation 123 list consists of relevant infrastructure projects/types and do you agree with the council's approach? Yes

The Government's CIL guidance allows authorities to establish an instalments policy to manage CIL payments, in order for applicants to make timely payments towards the infrastructure. These can vary in terms of timescales, according to the scale of the overall payment to be made, and help to ensure that CIL funds are paid at regular intervals through the build out process of sites. The approach also assists with providing sufficient flexibility to developers, to enable development to come forward, while still providing a steady stream of infrastructure funding.

Q5 A draft Instalment Policy has been prepared, do you agree with the triggers and stages for payment as outlined with the draft instalment policy. Yes