From: Amy Powell <

Sent: 04 February 2021 16:57

To: Planning Policy Vale

Cc: Community Infrastructure Southandvale

Subject: [Edgars: 1953] Student Accommodation CIL Charge

Dear Sirs,

I have been directed to your team from the CIL department in response to some questions I had on CIL liability for student accommodation.

I would appreciate if you could please advise on:

- 1. Would student accommodation which is C3 (self-contained units) be charged differently to student accommodation as C2 (residential institution)
- 2. The Aspinal Verdi viability assessment including in your recent CIL consultation refers to 1 bedroom units and a 'non-chargeable communal space' (with a net-gross) at 85%.
 - a. Can you please confirm whether communal space is excluded from CIL liability under the current charging schedule and the proposed?

I understand that your current CIL charge includes student accommodation in the residential charge and thus further information on what classifies as student accommodation (Q1) and how you would calculate the floorspace currently should be known, it would be greatly appreciated if you could advise us on this matter.

I understand that the CIL consultation is running until Monday 8th Feb and so please apply these queries to this consultation if an answer cannot be garnered at present.

Please feel free to contact me on this

Thank you for your time.

Yours Sincerely

Amy Powell Graduate Planner

Edgars COVID-19 Update: Please note that in response to the latest Government guidance we have returned to remote working. For a full list of contact numbers for staff, please head to our <u>website</u>.

www.edgarslimited.co.uk

The Old Bank 39 Market Square Witney OX28 6AD 01865 731 700 www.edgarslimited.co.uk

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Community Infrastructure Levy (CIL) Draft Charging Schedule: public consultation

Part A: personal / organisation details

Q1. Are you completing this form as:
an agent

Q2. Please use the form below to provide your name and address and contact details.

Title Miss

Full Name Amy Powell

Organisation (if relevant) Edgars Planning Consultancy

Organisation representing (if relevant) -

Job title (if relevant)

Address line 1 Edgars Planning Consultancy

Address line 2 The Old Bank

Address line 3 39 Market Street

Postal town Witney

Postcode OX28 6AD

Telephone number

Email address

Part B: your comments

You can provide your comments on the Community Infrastructure Levy (CIL) Draft Charging Schedule and its associated Evidence Documents in this section. The documents you can comment on are listed below and all are available to download and view on our website: Draft CIL Charging Schedule, January 2021 CIL Viability Assessment, April 2019 CIL Viability Assessment Addendum, August 2020 CIL Viability Assessment Executive Summary, October 2020 Infrastructure Funding Gap Statement, January 2021 If you wish to provide comments on more than one page or paragraph, or more than one document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

Draft CIL Charging Schedule, January 2021

Q3. Which page or paragraph number are you commenting on?

Table 1 - CIL Charge

Q4. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

What constitutes student accommodation?

Would student accommodation which is C3 (self-contained units) be charged differently to student accommodation as C2 (residential institution)?

Q5. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q6. Would you like to make further comments on any of the consultation documents?

Yes, I'd like to make another comment

Part B: your comments

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CIL Viability Assessment, April 2019

Q7. Which page or paragraph number are you commenting on?

6.2 (page 63)

Q8. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

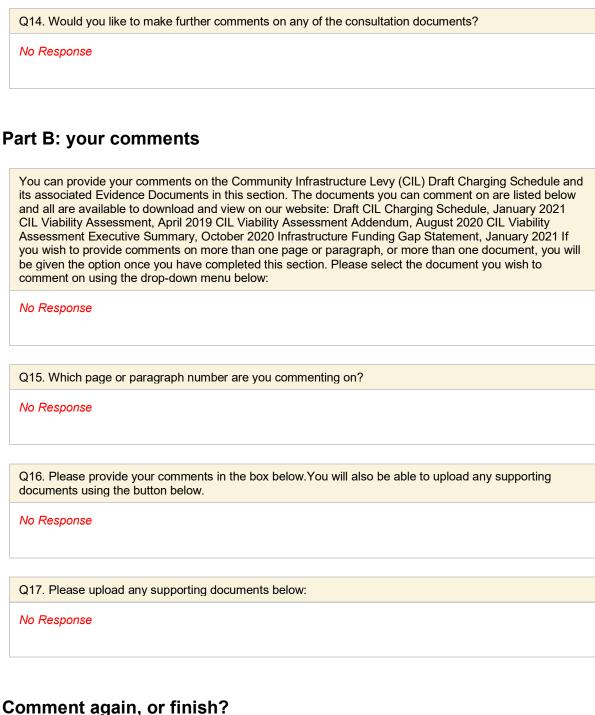
The Aspinal Verdi viability assessment refers to 1 bedroom units and a 'non-chargeable communal space' (with a net-gross) at 85%.

Can you please confirm whether communal space is excluded from CIL liability?

This also infers that student accommodation is to be regarded as self contained residential unit, class C3 which links to my earlier query on what use class are you defining as student accommodation as.

Q9. Please upload any supporting documents below:	
No Response	
Comment again, or finish?	
Q10. Would you like to make further comments on any of the consultation documents?	
No, I'm ready to submit my comments now and finish the survey	
Part B: your comments	
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Q11. Which page or paragraph number are you commenting on?	
No Response	
Q12. Please provide your comments in the box below. You will also be able to upload any support documents using the button below.	orting
No Response	
Q13. Please upload any supporting documents below:	
No Response	

Comment again, or finish?



Q18. Would you like to make further comments on any of the consultation documents?

No Response

Part B: your comments

You can provide your comments on the Community Infrastructure Levy (CIL) Draft Charging Schedule and its associated Evidence Documents in this section. The documents you can comment on are listed below and all are available to download and view on our website: Draft CIL Charging Schedule, January 2021 CIL Viability Assessment, April 2019 CIL Viability Assessment Addendum, August 2020 CIL Viability Assessment Executive Summary, October 2020 Infrastructure Funding Gap Statement, January 2021 If you wish to provide comments on more than one page or paragraph, or more than one document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

No Response

Q19. Which page or paragraph number are you commenting on?

No Response

Q20. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q21. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q22. Would you like to make further comments on any of the consultation documents?

No Response

Part B: your comments

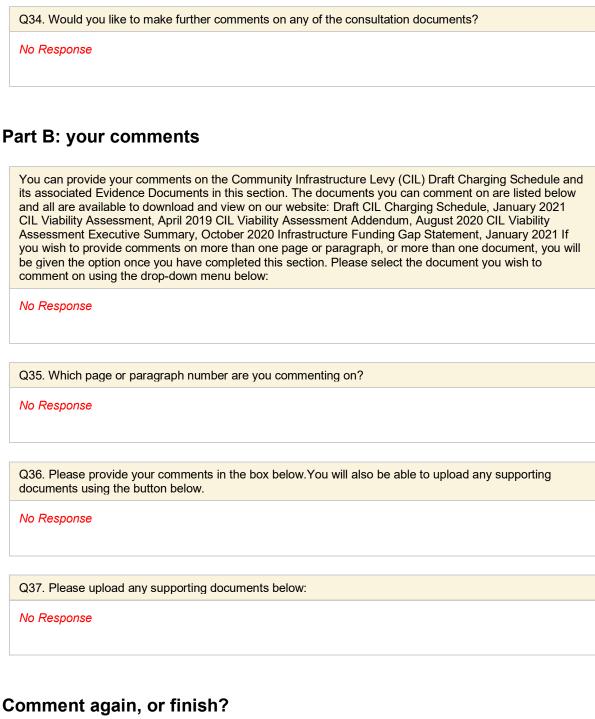
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No Response

Q23. Which page or r	paragraph number are you commenting on?
No Response	
Q24. Please provide documents using the	your comments in the box below.You will also be able to upload any supporting button below.
No Response	
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Q25. Please upload a	any supporting documents below:
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Comment agair	n, or finish?
Q26. Would you like t	to make further comments on any of the consultation documents?
No Response	
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No Response	
Q27 Which page or u	paragraph number are you commenting on?
	Saragraph number are you commenting on:
No Response	
Q28. Please provide documents using the	your comments in the box below.You will also be able to upload any supporting button below.
No Response	

Comment again, or finish? Q30. Would you like to make further comments on any of the consultation documents? No Response Part B: your comments You can provide your comments on the Community Infrastructure Levy (CIL) Draft Charging Schedule and its associated Evidence Documents in this section. The documents you can comment on are listed below and all are available to download and view on our website: Draft CIL Charging Schedule, January 2021 CIL Viability Assessment Addendum, August 2020 CIL Viability Assessment Executive Summary, October 2020 Infrastructure Funding Gap Statement, January 2021 If you wish to provide comments on more than one page or paragraph, or more than one document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below: No Response Q31. Which page or paragraph number are you commenting on?	Q29. Please upload any supporting documents below:	
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No Persona	Q31. Which page or paragraph number are you commenting on?	
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No Response	No Response	
Q33. Please upload any supporting documents below:	Q33. Please upload any supporting documents below:	
No Response	No Response	

Comment again, or finish?



Q38. Would you like to make further comments on any of the consultation documents?

No Response

Part B: your comments

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No Response

Q39. Which page or paragraph number are you commenting on?

No Response

Q40. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q41. Please upload any supporting documents below:

No Response

Participation at the independent examination

Q42. Participation at the Independent Examination of the Community Infrastructure Levy (CIL) Draft Charging ScheduleIn accordance with Regulation 21 of the Community Infrastructure Levy Regulations 2010, please indicate (by ticking the box below) whether you wish to be heard by the independent Examiner at the Examination of the Council's Draft Charging Schedule.

Yes, I wish to be heard by the independent Examiner at the Examination

Further notification on progress

Q43. Further Notification on Progress with the Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule.In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate (by ticking the relevant box below) whether you wish to be notified by the council that:

The Draft Charging Schedule has been submitted to the Examiner

Q43. Further Notification on Progress with the Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule.In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate (by ticking the relevant box below) whether you wish to be notified by the council that:

The recommendations of the Examiner (and the reasons for those recommendations) have been published

The Charging Schedule has been approved by Vale of White Horse District Council