

[REDACTED]

From: Amy Powell <[REDACTED]>
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 Aspinall 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 [REDACTED]

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 [website](#).

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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 Aspinall 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

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No Response

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 supporting documents using the button below.

No Response

Q13. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q14. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q15. Which page or paragraph number are you commenting on?

No Response

Q16. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q17. 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

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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

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No Response

Q23. Which page or paragraph number are you commenting on?

No Response

Q24. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q25. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q26. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q27. Which page or paragraph number are you commenting on?

No Response

Q28. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q29. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q30. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q31. Which page or paragraph number are you commenting on?

No Response

Q32. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q33. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q34. 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

Q35. Which page or paragraph number are you commenting on?

No Response

Q36. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q37. Please upload any supporting documents below:

No Response

Comment again, or finish?

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

No Response

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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 Schedule. In 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