

CIL preliminary response form

Introduction

The Community Infrastructure Levy (CIL) is a mechanism that local authorities can use to raise funds from new development to provide infrastructure which is required to support the new development across the area. The proposed rates that developers would be required to pay are outlined in the Preliminary Draft Charging Schedule (PDCS). This consultation is the first of two consultations on the Vale of White Horse CIL Charging Schedule which are required under the CIL Regulations 2010 (as amended).

Comments should be made by completing this questionnaire and returning it to the Council by e-mail to planning.policy@whitehorsedc.gov.uk or by post to CIL Consultation, Vale of White Horse District Council, Benson Lane, Crowmarsh Gifford, Wallingford, OX10 8ED.

All responses must be received by 4.30pm on Friday 19 December 2014 (late or anonymous responses will not be considered).

When introducing a CIL, it is important to ensure that the charges are based on appropriate evidence. HDH Planning & Development Ltd has been commissioned to carry out a comprehensive local plan viability study examining the cumulative impact of the policies and requirements in the Local Plan 2031 Part 1. A CIL Viability Assessment has also been undertaken to inform the CIL setting process and assess the effect CIL will have on development viability. The Viability Assessment proposes a set of CIL rates which can be applied to new development without preventing the desired level of growth.

Please note: It is intended to publish responses to the PDCS consultation on our consultation portal. However it should be noted that all personal information (with the exception of names and organisation names where appropriate) will not be published. By submitting representations on this consultation you confirm that you agree to this.

Name

Organisation (where applicable)

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E-mail address or postal address

Client name (if applicable)

Client organisation (if applicable)

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).

I would like to be added

**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?
(please select one answer)**

Yes **No**

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

**Q2 Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view.
(please select one answer)**

Yes **No**

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

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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?
(please select one answer)**

Yes **No**

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

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?
(please select one answer)**

Yes **No**

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

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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.

(please select one answer)

Yes **No**

If no, please tell us your reasons for this, and what would be an alternative approach that you would support and why?

Q6 Do you have any other comments on the preliminary draft charging schedule or supporting evidence?