

Community Infrastructure Levy – Preliminary Draft Charging Schedule

The Preliminary Draft Charging Schedule is subject to public consultation from Wednesday 21st March until Wednesday, 2 July 2014. The Council invites comments on the details contained within the consultation document; those making representations are encouraged to do so using this form.

Contact details

Name	Christine Block
Organisation	Deben Estuary Partnership
Address	44 Ferry Road, Bawdsey Woodbridge , Suffolk
Postcode	IP12 3AS
Phone number	01394 411660
Email address	christine.block@suffolkcoastal.gov.uk

Q1: Do you consider the proposed rates to be correct ?	Yes
Q2 : Do the proposed rates strike the appropriate balance between collecting CIL and the potential effects of the imposition of CIL on economic viability across the district ?	<p>Applying CIL to residential <u>enabling development</u> where financial benefit from that development is necessary to fund coast and estuary flood defence schemes will serve to reduce the money going to provide flood protection.</p> <p>The present system of allocating Government funding for flood protection work, particularly in rural areas, is such that a high proportion of the required finance must be found locally by landowners and communities. Using the option of raising money through the donation of land which can be sold for development is becoming a necessity. Without this fund raising route it is likely that some defences will not be maintained or improved, flooding will occur with the attendant damage to property, agricultural land and the environment.</p> <p>Under these circumstances development which contributes to enabling flood protection schemes should be exempt from CIL.</p>
Q3 : Do you have comments on the boundaries identified for residential development across the district ?	No
Q4 : Do you have comments on the site size thresholds identified and the different charges within the	No – other than to refer to the answer to Q2

Preliminary Draft Charging Schedule ?	
Q5 : Do you have any comments on the charges associated with retail developments ?	No
Q6 : Do you agree with the zero charge associated with Adastral Park ?	<p>No, unless the Section 106 agreement can deliver the same benefit.</p> <p>The DEP note that the scale of the Adastral Park proposals will require the developer to deliver a high percentage of site specific infrastructure but they draw attention to the impact that so many additional dwellings will have on the surrounding area (including the Deben Estuary) where elements of infrastructure will require improvement.</p>
Q7 :Do you agree with the zero charge associated with all other uses ?	Please see the comments to Q2.– zero charge should be extended to include residential enabling development where such development will help pay for flood defence infrastructure, necessary to protect communities and businesses in a given area.
Q8 : Do you have any other comments on the Preliminary Draft Charging Schedule ?	In allocating CIL to elements of infrastructure particular attention should be paid to the need for flood defence. The damage caused by failing coast and estuary defences goes further than flooding private properties and road and rail links. Loss of flood defence infrastructure will have a serious impact on productive agricultural land and specific cropping patterns which are nationally important, it will damage tourist facilities and have a detrimental effect on marine business.