

Mark Edgerley

From: Town Clerk <townclerk@felixstowe.gov.uk>
Sent: 17 November 2014 11:00
To: suffolkcoastallocalplan
Cc: Rosemary Jones
Subject: RE: PUBLIC CONSULTATION: Community Infrastructure Levy - Draft Charging Schedule

Dear Mark,

Felixstowe Town Council's Plans Committee reviewed the Community Infrastructure Levy – Draft Charging Schedule consultation documents at its meeting of 12 November 2014.

Committee resolved to submit the following response:

2014 Community Infrastructure Levy –Draft Charging Schedule Consultation (Plans Committee 12th November)

Felixstowe Town Council (FTC) has received input on this topic both by way of a summary explanation of the salient issues directly from Suffolk Coastal District Council (SCDC) officers and the papers associated with consultation exercise published on the SCDC website. It has carefully considered the documents and background data to debate the issues involved.

FTC is generally of the opinion that CIL is a complicated mechanism providing for developer financial contributions to infrastructure requirements across the Suffolk Coastal District. However, having witnessed the difficulty that the local authority has had realising S106 contributions from developers benefitting from existing planning consents, especially within schemes in Felixstowe, FTC feels that CIL is generally a more transparent and potentially more reliable and deliverable source of contributions.

FTC understands that SCDC has commissioned a significant amount of research work by virtue of the reports published from Navigus Planning relating to the Infrastructure Delivery Plan and the viability study by Peter Brett Associates cited in the CIL background document. Nevertheless, FTC does not feel it is in a position to comment on the validity of this technical information in relation to the 5 specific questions in the consultation questionnaire but would like to make some general observations.

FTC has understood the basis on which the differing charging rates across the district have been calculated but feels that this may lead to a disproportionate amount of development planned for the lower value areas like Felixstowe which has been rated cheaper than the more rural areas and some market towns.

Whilst recognising that there is a need for investment locally, FTC is concerned whether the appropriate types of housing mix which is so desperately needed can still be achieved if CIL is in place whilst welcoming that smaller residential units, sheltered accommodation and social housing will be exempt.

There is some concern that CIL may be a disincentive for developers and that some of the marginal schemes which may have been designed for brownfield or more challenging sites may not be pursued as a result.

FTC is keen to endorse the regular review of the Regulation 123 list relating to infrastructure items which can be funded by CIL monies and endorses the periodic review of the charging schedule itself.

Please could you confirm receipt of these comments and that they shall be included.

Kind regards,

Ash Tadjrishi

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From: suffolkcoastallocalplan [mailto:suffolkcoastallocalplan@eastsoffolk.gov.uk]

Sent: 06 October 2014 13:45

To: suffolkcoastallocalplan

Subject: PUBLIC CONSULTATION: Community Infrastructure Levy - Draft Charging Schedule

PUBLIC CONSULTATION

Community Infrastructure Levy – Draft Charging Schedule,

Suffolk Coastal District Council has agreed to publish the Community Infrastructure Levy Draft Charging Schedule for a 6 week period of public consultation from **Monday 6 October until Monday 17 November 2014**.

Representations on the details with the Draft Charging Schedule are invited from members of the public, agents, developers, landowners and interested stakeholders.

The Community Infrastructure Levy (CIL) is a new standard charge which local authorities in England and Wales can charge on most types of new development in their area. Funds collected through CIL will be used to help fund infrastructure needed to support the development planned in the Core Strategy.

Earlier in 2014, the Council published the Preliminary Draft Charging Schedule which was the first stage of public consultation on the CIL project within Suffolk Coastal.

The Draft Charging Schedule is the second round of public consultation and outlines a range of charges and different zones across the district that are considered to be appropriate based on viability and infrastructure evidence as well as the representations received previously.

Government is clear that most new developments have an impact on the need for infrastructure, services and facilities and therefore developers are required to help fund the infrastructure that is needed to make their development acceptable and sustainable. The Draft Charging Schedule provides a clear range of charges which are non-negotiable and charged on per square metre of new floor space created.

Following the 6 week period of public consultation, the Council will look to submit the Draft Charging Schedule, supporting documents and representations to an independent examiner before the end of 2014 with subsequent examination expected in 2015. The Council envisages

that the CIL Charging Schedule will be brought into effect across the district by April 2015 to accord with Government regulations.

Details of the Draft Charging Schedule consultation document along with the relevant representation forms can be found on the Council's website (www.suffolkcoastal.gov.uk/planning/cil) as well as local libraries across the district and the Council's main office at Melton Hill, Woodbridge. Details of the consultation will also be available via the Councils online consultation system (<http://suffolkcoastal.jdi-consult.net/localplan/>)

Completed forms should be returned to the Planning Policy and Delivery Team via email to suffolkcoastallocalplan@eastssuffolk.gov.uk or posted back to the Council before **17.00 on Monday 17 November 2014**.

Should you require a hard copy of the consultation documents or have any further questions or queries about this current consultation period, please contact a member of the Planning Policy and Delivery Team at this office.

Yours sincerely

Mark Edgerley
Principal Planner
Planning Policy & Delivery Team
Suffolk Coastal District Council

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