

COMMUNITY INFRASTRUCTURE LEVY: SUBMISSION OF THE DRAFT CHARGING SCHEDULE CONSULTATION STATEMENT

April 2017



COTSWOLD
DISTRICT COUNCIL

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Introduction 1

I Introduction

1.1 This report is prepared in accordance with Regulation 19 of the Community Infrastructure Levy (CIL) Regulations (as amended) which requires the charging authority to submit a statement setting out if representations had been made following consultation on the Draft Charging Schedule consultation and a summary of the main issues raised.

1.2 In accordance with the Regulations, this Statement confirms that representations were made to Cotswold District Council in respect of the CIL Draft Charging Schedule.

1.3 This Statement contains the following information:

- A summary of the individuals and organisations with whom Cotswold District Council consulted
- How those organisations were consulted
- The Consultation Events held
- A summary of the issues raised, with the Council's response.

2 Public Consultation to Date

2 Public Consultation to Date

2.1 In order for CIL to be adopted, it is required by the CIL Regulations 2010 (as amended) that the Council holds a minimum of two rounds of public consultation. The Council undertook two rounds of public consultation in 2016 on the Preliminary Draft Charging Schedule and the Draft Charging Schedule. The consultations were also carried out in accordance with the requirements set out in the Planning Act 2008, paragraphs 211 and 212.

2.2 Preliminary Draft Charging Schedule

2.3 Consultation on the Preliminary Draft Charging schedule (PDCS) took place Monday 27th June to Monday 8th August 2016 in accordance with Regulation 15. The purpose of the PDCS consultation was to allow local communities, developers and businesses to make representations on the initial proposed charging schedule for a CIL in Cotswold District. Full details of this consultation can be seen in the document "Cotswold District Council Community Infrastructure Levy Preliminary Draft Charging Schedule Statement of Consultation, October 2016".

2.4 Draft Charging Schedule

2.5 Consultation on the Draft Charging Schedule took place between Monday 31st October and Monday 28th November 2016, in accordance with Regulation 16.

2.6 The Draft Charging Schedule, was made available for public viewing by the following means:

- On the Cotswold District Council website
- At the Cotswold District Council Offices at Trinity Road, Cirencester and the Moreton Area Centre, Moreton-in-Marsh
- At all public libraries in the District
- At the public 'drop in sessions' at the Cotswold District Council Offices, Cirencester on 15th November and the Moreton Area Centre on 17th November 2016.

2.7 Copies were also made available for purchase, on request, at the cost of £1 inc p&p.

2.8 Notification of the Consultation was made by letter or e-mail and sent to the following:

- The statutory consultation bodies as specified in the CIL Regulations;
- The consultation bodies specified in the SCI;
- The Consultees who responded to the Preliminary Draft Charging Schedule consultation; and
- Companies, organisations and individuals that the Council considered may have an interest in CIL.

2.9 Further notification of the consultation was made:

- On the Cotswold District Website
- By Poster, sent to all Town and Parish Councils to display on their notice boards, Libraries and displayed in the Cotswold District Council Offices at Trinity Road, Cirencester and the Moreton Area Centre, Moreton-in-Marsh
- By TV advert screen in the Cotswold District Council Office Reception, Trinity Road, Cirencester

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- By Statutory Notice placed in the Wilts and Gloucestershire Standard and the Cotswold Journal
- By press release, sent from the Council's Communications Team to coincide with the start of the Consultation
- In the Cotswold District Council Members Weekly Information Sheet

2.10 Public Consultation Events

2.11 Two public consultation 'drop-in' events were held, where Officers of the Council were available to discuss the Draft Charging Schedule. These took place on Tuesday 15th November 2016 in the Cotswold District Council Offices in Cirencester, where 3 people attended, and Thursday 17th November 2016, at the Moreton Area Centre, Moreton-in-Marsh, where three people attended. Both events were held from 12 noon to 5pm.

2.12 Workshops

2.13 On 10th November 2016 the Council ran two workshops to provide more information on the proposed CIL in the District. The Workshops were presented by the Council's consultants on viability and CIL, HDH Planning Consultants and Gilian Macinnes Associates. The first workshop was aimed at Statutory Consultees and representatives of the development industry. The second Workshop was for Town and Parish Councils. An attendance list for the workshops can be found in Appendix B

2.14 Other documents

2.15 Although not part of the Draft Charging Schedule, the Council also consulted at the same time upon two other related documents that provide supporting evidence for implementation of CIL. These documents were:

- The Community Infrastructure : Draft Regulation 123 List (Document of Projects that will not be secured through s106 or s278) October 2016; and
- The Community Infrastructure Levy : Draft Instalments Policy October 2016

2.16 More information on these documents can be found on the Council's website.

3 Draft Charging Schedule Respondents

3 Draft Charging Schedule Respondents

3.1 The Council received 138 representations from 20 contributing consultees to the Draft Charging Schedule. The consultees were landowners, developers, Town and Parish Councils, members of the public and Gloucestershire County Council. The main issues raised were:

- Challenging the viability evidence
- Opposition to the charge for Sheltered Housing and Extra Care Housing
- The zero rating for housing on the Chesterton Strategic Site
- The charge for retail on the Chesterton Strategic Site
- Request for more exemptions to the charge
- General misunderstanding on the content of the DCS – that it should contain all the relevant evidence and /or cover implementation and projects to be funded by CIL
- Support for CIL.

3.2 A summary of these representations and the Council's response can be seen in Appendix A. It should be noted that a copy of each representation in full will be submitted to the Examiner.

3.3 In accordance with Regulation 16(2) , an invitation was sent out to request further notification of the progress of the charging schedule and the right to be heard by the examiner. All those who responded to the Draft Charging Schedule will automatically be notified of the progress of the charging schedule. The Council has not received a request for notification by any person who did not make comments on the Draft Charging Schedule. The table below shows the full list of consultees who made representations on the Draft Charging Schedule and have requested the right to be heard at examination.

Consultee ID	Online ID	Name	Requested the Right to be heard?
CIL001	1011815	Mr Tim Charsley	Yes
CIL002	1042453	Highways England	No
CIL003	1033661	Mr Hugh Farmar	No
CIL004	1035812	Daglingworth Parish Council	No
CIL005	1038251	Mr Colin Godfrey	No
CIL006	776450	Robert Hitchins Ltd	No
CIL007	783984	Blue Cedar Homes Ltd	No
CIL008	899075	SW HARP Planning Consortium	No
CIL009	953576	Mr Denis Stokes	No
CIL010	1043847	Persimmon Homes (Wessex)	No

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Consultee ID	Online ID	Name	Requested the Right to be heard?
CIL011	898029 and 1043851	Hallam Land Management	Yes
CIL012	51244	Bovis Homes	No
CIL013	901399	Co-operative Group	No
CIL014	775585	McCarthy and Stone Retirement Lifestyles Ltd	Yes
CIL015	512606	Fairford Town Council	No
CIL016	1013098	Gloucestershire County Council	No
CIL017	51282	Redrow Homes	No
CIL018	1043615	Sport England	No
CIL019	849502	Bathurst Development Ltd	No
CIL020	1041339	Country Landowners Association	No

Table 1 Summary table of respondents and notification requests

Appendix A Summary of Representations to Draft Charging Schedule

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
Comment	General –thank you for consulting; no comments made; , current legislative framework noted or described, purpose of CIL described.	CIL002 CIL014 CIL010 CIL012 CIL006 CIL013 CIL017	1042453 775585 1043847 51244 51282 901399 776450	10, 57, 71, 77, 78, 79,80, 81, 120, 121, 122, 123, 99, 100, 101, 102, 104, 118 , 24	Noted. All comments will be forwarded to the Inspector for his / her consideration.
Object	Commented on PDCS - comments on PDCS not addressed in DCS	CIL006	776450	23	Comments on the PDCS have been taken into account in the DCS where supported by evidence
Object	General - the CIL rates will affect viability and compromise delivery of housing. Developers will be discouraged from entering the market.	CIL012 CIL013 CIL006 CIL011	51244 901399 776450 898029	76, 97, 98, 73, 35, 50	The viability assessment is conservative in its approach the CIL level has been set taking into account all local plan policies including Affordable Housing (Viability Study 13.60 - 13.65). The rates are less than 2.5% Gross Development Value and less than 25% of residual (Viability Study 13.66-13.71)
Object	CDC has not struck the appropriate balance in seeking to obtain funding from CIL and expected costs of funding infrastructure given that education is missing from Reg 123 list .	CIL011 CIL010	1043851 1043847 898029	75, 72	CDC have balanced the desire to fund infrastructure with setting a rate that would ensure that the local plan as a whole is delivered, in accordance with Regulation 14 of the CIL Regs.2010 (as Amended). GCC are unable at this time to give a full list of education projects that will not be funded through s106. NB CIL can be spent on education projects even if not listed in the Reg 123 list.

Summary of Representations to Draft Charging Schedule A

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
Object	The current evidence on viability does not provide sound basis for establishing residential CIL rates	CIL013 CIL017 CIL012 CIL006	901399 51282 51244 776450	98, 97, 47,127,106	The Council believes its evidence is robust. Discuss at Examination
Object	Spending of CIL : - wants assurance that non-neighbourhood proportion of CIL will be spent on addressing the impacts of housing development in affected communities. - There is no assurance in this document that County Council infrastructure will continue to be funded through CIL. - More information should be put in the document on where and what the CIL money will be spent - Mechanism must be put in place to ensure sufficient monies are passed to the County Council to ensure county infrastructure provision, including payment of admin fee to GCC - Support for use of CIL to secure new or enhanced sport facilities and their future maintenance. - The IDP should include funding for drainage in Fairford.	CIL015 CIL004 CIL018 CIL016	512606 1035812 1013098 1043615	55, 56, 4, 8, 65	Understand concerns/ wish to see how the receipts will be spent. Information will be provided in implementation documents , not the Charging Schedule. Partnership with other Authorities is acknowledged.
Comment	CIL should be subject to regular review. This should be published in the Charging Schedule.	CIL008 CIL018 CIL012 CIL017	899075 1043615 51244 51282	14, 66, 96, 138, 117,	There is no required time period to review a CIL. The Council will consider reviewing CIL if there is a significant change in circumstances to warrant it doing so.

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
Object	The proposed CIL rate is likely to impact on residential development viability and compromise the delivery of housing to meet local needs, including the possibility of a reduction in affordable housing.	CIL017 CIL006	51282 776450	119, 22, 35, 41	The viability assessment is conservative in its approach, the CIL level has been set taking into account all local plan policies including Affordable Housing. The rates are less than 2.5% Gross Development Value and less than 25% of residual (Viability Study 13.66-13.71
Object	The residential price assumptions used in the viability assessment are too general and too high. Additional data is needed.	CIL011 CIL006	776450 898029	45, 73	The price assumptions are supported by evidence and no alternative evidence has been provided by the consultee.
Support	Support differential rate for Chesterton. Support zero rate for residential development on Chesterton site.	CIL012 CIL017 CIL019	51244 51282 849502	84, 126, 70	Noted
Object	Wants the zero rate applied to large sites due to scale and infrastructure costs. Should apply this to the category not just the allocated sites.	CIL012 CIL017	51244 51282	84, 126	The test is whether or not the development plan is put at risk. This is judged by considering the effect of CIL on the viability of the sites required to deliver the plan. Apart from Chesterton there are no sites larger than 100 units, one between 90 and 100 units and one of 80 units. The rest are below 70 units.
Object	Outstanding concerns in respect of the viability assessment eg the assumptions tested, threshold land values on brownfield sites, so insufficient evidence provided to support CIL rate.	CIL012 CIL014	51244 775585	63, 85	No evidence provided by the consultee.
Object	Enhanced build costs - unclear if this has been included to take into account the Cotswold Design Code and AONB and other policy requirements. Stone construction will affect viability.	CIL012 CIL017 CIL006	51244 51282 776450 901399	86, 128, 52, 107	The build costs are based on BCIS rates which are typical for this area but do not include the use of stone. However, Paras 7.7 -7.9 - HDH Planning and Development - Whole Plan and CIL Viability Assessment - April 2016

Summary of Representations to Draft Charging Schedule A

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
		CIL013			
Object	Abnormal costs - there is no evidence that abnormal costs have been taken into account on greenfield sites.	CIL012 CIL017 CIL013	51244 51282 901399	87, 129, 108	See para 7.17 -7.22 and chapter 9- HDH Planning and Development - Whole Plan and CIL Viability Assessment - April 2016
Object	Benchmark land values challenged, some should be discarded from the process. The ones presented are too low to provide a competitive return to the landowner and are much lower than in the original Viability assessment. Unclear how the HDH data supports the land value benchmark. Land value benchmark is far beyond the margins of viability. Sales values presented are too broad brush.	CIL012 CIL017 CIL013 CIL006	51244 51282 901399 776450	88, 130, 109, 42, 43, 44, 45,	The Benchmark land value is explained in Cotswold District Council Whole Plan and CIL Viability Assessment - April 2016 Paras 6.29-6.40. Para. 6.39 states: "...we have assumed a viability threshold of EUV plus 20% on all residential sites, with a further £475,000/ha on greenfield sites. On non-residential sites we have assumed an uplift of 20% and left the further uplift on greenfield sites unchanged at £300,000/ha." These benchmarks have been subject to consultation and provide a competitive return to landowners.
Object	Self build calculation and modelling questioned, including: - will apply to more sites than mentioned in Post PDCS note, - not robustly shown that 150K plot price will be achieved, - like for like plots and values not used.	CIL012 CIL017 CIL006 CIL013	51244 51282 776450 901399	89, 131, 25, 27, 110	When the developer provides land for self build then this would not be liable for CIL and , at the percentage proposed in the local plan , would be below the threshold for AH contributions.
Object	Concern there is no reference to 'Payment in Kind' in the DCS	CIL012 CIL011 CIL017	51244 898029 51282 901399	93, 74, 135, 114	Not part of the Draft Charging Schedule, this is a separate Policy decision. See CDC Cabinet Report 20/10/16.

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
		CIL013			
Object	Exceptional Circumstances Relief should be mentioned in the DCS	CIL012 CIL017 CIL013	51244 51282 901399	94, 136, 115	Not part of the Draft Charging Schedule, this is a separate Policy decision. See CDC Cabinet Report 20/10/16.
Object	Discretionary Social Housing Relief should be enacted.	CIL012 CIL017 CIL013 CIL008	51244 51282 901399 899075	95, 101, 137, 116, 13	Not part of the Draft Charging Schedule, this is a separate Policy decision. See Cabinet Report 20/10/16.
Object	Concern that the change to the Reg 123 list has not been accompanied by a change in the s106 assumption in the viability evidence.	CIL012 CIL017 CIL006 CIL013	51244 51282 776450 901399	97, 132, 139, 30, 118	This demonstrates a misunderstanding of what the Reg 123 list is. The viability assessment had made an assumption of £2000 s106 for all units in the development which will be in addition to the level of CIL collected from that development. The Reg 123 list is a list of infrastructure that CDC cannot spend s106 on . The list does not affect the amount of money collected for infrastructure to support development.
Object	Sheltered and extra care developments concerns - that communal floorspace in has not been taken into account in the viability assessment - nor empty property costs, nor other enhanced design requirements.	CIL007 CIL014	783984 775585	17, 58, 62, 64	The assumption used is in line with the Briefing Note on Viability prepared for the Retirement Housing group by Three Dragons (May 2013 and February 2016), albeit at the lower end of the suggested ranges. The consultee may use higher

Summary of Representations to Draft Charging Schedule A

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
	Older person's accommodation - the viability of these schemes is overstated. Should apply upper quartile building costs due to enhanced specifications.				amounts, but are just one operator , who are operating at the top end of the market.
Object	Consultancy and design fees low, especially given high standard of design in Cotswold Design Guide.	CIL014	775585	59	The fee assumption is 10% for non residential developments and is considered adequate (paras. 7.23-24 - HDH Whole Plan and CIL Viability Assessment - April 2016) .
Object	The housing numbers , five year supply and allocations in the draft local plan cannot be relied upon as they are yet to be examined and may be subject to change. Therefore, the CIL should be set at a rate that allows for flexibility.	CIL017 CIL013 CIL012	51282 901399 51244	124, 125, 103, 104, 83	The CIL rate has been developed appropriately in line with the emerging Local Plan policies and has been set at a cautious rate. CIL will be examined after the Local Plan examination.
Comment	Consultation event stated only £729K will be raised in first five years of plan to support provision of infrastructure.	CIL006	776450	29	Noted
Object	More evidence regarding sites over 35 dwellings requested to justify their viability	CIL012 CIL017 CIL013	51244 51282 901399	91, 133, 112	Disagree that more evidence is required. The Inspector may request further information prior to the EiP.
Object	The £2000 per plot s106 cost assumption post CIL applied in the Viability Assessment and Viability Note to large sites is unreliable , unrealistic and contradictory given the draft Reg 123 list which allows for a whole range of other s106 to be applied. Recent completions on large sites have exceeded £4.5k per plot. economic cycle not taken into account. Lack of sensitivity testing. Large	CIL012 CIL006 CIL013	51244 776450 901399	22, 90, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 46, 47, 48, 49, 50, 52, 111	The viability assessment has an input assumption of £2000 s106 per unit which will be in addition to the level of CIL collected from that development. The Reg 123 list is a list of infrastructure that CDC cannot spend s106 on . The list does not affect the amount of money collected for infrastructure to support development.

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
	sites require a higher level of sensitivity modelling. - Landowners should expect to pay no more than £2000 per plot for s106 agreements if the current CIL charge is applied based on the evidence given, or be able to reduce the amount of affordable housing. - There is evidence that, post CIL, s106 costs will exceed £2000 per plot, given the amount of infrastructure identified in the IDP to be provided to support development.				The viability assessment is conservative in its approach, the CIL level has been set taking into account all local plan policies including affordable housing. The rates are less than 2.5% of gross development value and 25% of residual land value. Individual developments can only be expected to pay s106 for infrastructure related to their site, subject to restrictions of the CIL regulations and this will be subject to viability at the time of the application.
Object	Viability Assessment does not demonstrate that policy requirements of local plan taken into account ie stone construction, Policy H1, self build	CIL006 CIL014 CIL013	776450 775585 901399	22, 61, 107, 51	The Viability Assessment and Post PDCS Note have taken into account the local plan policy requirements.
Object	The blanket CIL rate for the rest of District other than Chesterton is too crude and fails to reflect the value variations across the District.	CIL006	776450	22	This is not supported by the evidence.
Object	Effects of Starter Homes regulations on viability not included - should not assume will improve viability. - Note that these should be assessed once available.	CIL006	776450	22, 28	Housing White Paper has not provided the clarity needed on Starter Homes that was expected. Therefore, cannot assess effects of the unknown, although more detail may emerge before Examination in Public.
Support	Approach to secure infrastructure from s106 at Chesterton Strategic site is welcomed, is appropriate on large sites.	CIL016	1013098	8	Noted

Summary of Representations to Draft Charging Schedule A

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
Object	Other strategic sites promoted in Local Plan should be treated as Chesterton ie infrastructure to be provided through s106 only	CIL016	1013098	8	There are no other strategic sites promoted in the Local Plan that the CIL schedule accompanies. Object
Object	There should be a single rate for all large and strategic sites to reflect the viability of development.	CIL013	901399	112, 105	There are no strategic sites other than Chesterton in the local plan and other site typologies including large sites have been modelled in the HDH Planning and Development - Whole Plan and CIL Viability Assessment - April 2016. The test is whether or not the development plan is put at risk. This is judged by considering the effect of CIL on the viability of the sites required to deliver the plan. Apart from Chesterton there are no sites larger than 100 units, one between 90 and 100 units and one of 80 units. The rest are below 70 units. However, it is acknowledge that the Local Plan examination may change this, which could trigger a review of evidence.
Object	- There is no justification made for the zero rating of Chesterton. A low rate could fund other projects/infrastructure that the residents of the new development will use or impact upon . - The nil rate for Chesterton should be explained in this paragraph or in an appendix or a link to the document provided. - Explanation of why Chesterton shown differently on the map required	CIL015 CIL004 CIL001 CIL003	512606 1035812 1011815 1033661	54, 6, 2, 3	Chesterton as a large strategic site will require more on site infrastructure and the most effective way to deliver that infrastructure is as part of the development in conjunction with delivering the development. Chesterton will provide a number of major infrastructure projects including primary school, highway, health centre that will directly mitigate the needs of the new development but will also benefit the wider community.

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
					The nil rate for Chesterton is explained in the evidence documents accompanying the Draft Charging Schedule, on the Council website and by request. The DCS must show the charging rate zones on a map.
Object	Object to blanket retail charge across the whole District applying to the Chesterton site. This would make the retail development in the Community hub unviable.	CIL019	849502	70	Disagree that a retail CIL would make the retail element unsustainable - see Whole Plan Viability Assessment April 2016. The Charge has been proposed since June 2016 and should have been taken into account in the current planning application viability.
Object	There should be a nil rate for specialist retirement accommodation. Need to encourage not discourage it from being provided. No justification for charge at same rate as general residential. All forms of C3 and C2 should be exempt from CIL	CIL007 CIL008	783984 899075	12, 15, 16, 19, 20	No evidence provided by the consultee.Object
Object	Objects to the very few exceptions to the charge, this will penalise charities and other not for profit organisations. All leisure, sport and recreation related developments should be excluded from the charge.	CIL018	1043615	69	Exemptions can be changed separately to the Charging Schedule. Sport, leisure and recreation related development is exempt from the Charge ie "all other development £0 psm"
Object	Agricultural and occupational dwellings as well as rural retail businesses should be exempt from the Charge.	CIL020	1041339	9	CDC's Local Plan development strategy does not encourage sizeable retail development in rural areas. Developments below 100 sqm will be exempt from the Charge. Agricultural and occupational dwellings are likely to be developed as self build and if they meet

Summary of Representations to Draft Charging Schedule A

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
					the self build criteria would benefit from self build relief and not pay CIL. (NB all other uses other than residential and retail are zero rated ie they attract no CIL charge))
Object	Objects to charge on C2 use class extra care developments. Should be made clear the charge applies to C3 only.	CIL008	899075	12	The charge does apply to C2 class extra care developments. These do not pay the affordable housing contributions that have been assessed, therefore there is a viability cushion.
Object	The exemption for self build from CIL should be explicitly stated in the document.	CIL005	1038251	7	This is a national policy exemption that CDC must implement so does not need to be stated in the DCS.
Comment	Other comments: - A robust NPPF sport and recreation evidence base is required to support IDP, Viability, CIL setting and spending of CIL - The IDP should make drainage systems in Fairford a priority.	CIL018 CIL015	1043615 512606	65, 68, 67, 55	Noted : To be actioned outside of this document.
Comment	Evidence base is too limited to make comments.	CIL009	953576	21	A full set of evidence documents has been made available alongside the DCS and PDCS consultations.
Comment	Appreciate clarification that a 12 month construction period is used.	CIL014	775585	60	Noted.
Object	- Since the Written Ministerial Statement was reinstated, the Council should redo the viability assessment. - WMS states that S106 and affordable housing should not be sought from small scale or self build developments and this should be taken into account in CIL.	CIL007 CIL008	783984 899075	11, 18	The Written Ministerial Statement has been taken into account in the local plan and the viability assessment

A Summary of Representations to Draft Charging Schedule

Nature of Comment	Summary of main issues	Consultee ID	Online ID	Comment ID	Response
Comment	Previous comments on PDCS are still relevant. Reserves right to comment on whole evidence base at examination	CIL006	776450	24, 53	The Inspector decides who will appear - but this request will be put forward for his/her consideration.
Object	- Local Plan evidence to support self build insufficient - Adopted Local Plan out of date and emerging Local Plan should be treated with caution. - The Development Strategy and allocations (including site types and windfall sites) of the Local Plan should inform CIL. - Supports amendment to local plan affordable housing policy	CIL006 CIL013 CIL012 CIL010	776450 51244 1043847 775585 901399	26, 83, 72, 82, 101	These are Local Plan issues that will be subject to an Examination in Public. CIL preparation has followed this iterative process. See evidence documents. Comment noted.
Support	Draft Instalments Policy and scale of payments supported	CIL012 CIL017 CIL013	51244 51282 901399	92, 113, 134	Comments noted and recorded against the Draft Instalments Policy consultation

Table 2 Summary of Representations to Draft Charging Schedule

Workshop Attendees B

Appendix B Workshop Attendees

B.1 The following people attended the two workshops held at Cotswold District Council Offices, Cirencester on 10th November 2016. The Events were run by Simon Drummond Hay of HDH Planning and Gilian MacInness, of Gilian Maciness Associates.

Cotswold District Council CIL Draft Charging Schedule Workshop 1 Attendance: Statutory Consultees and Development Industry 2pm	
Zoe Styles	Pioneer Property Services on behalf of Robert Hitchins Ltd
Kim Hudson	West Oxfordshire District Council
Richard Pitts	Gloucestershire County Council
Jonathan Medlin	Gloucestershire County Council
Andrew Ford	South Worcestershire Council
Maureen Margrie	Cirencester Housing
Barbara Pond	Gloucestershire Rural Communities Council
Helen Thomas	Joint Core Strategy
Peter Chambers	Perry Bishop and Chambers
Joanne Billingham	Cotswold District Council
Nicola Melville	Cotswold District Council
Joanne Corbett	Cotswold District Council
Lindsay Wood	Cotswold District Council
Jo Sterrick	Cotswold District Council
Philippa Lowe	Cotswold District Council
Joseph Walker	Cotswold District Council

Table 3

Cotswold District Council CIL Draft Charging Schedule Workshop 2 Attendance: Parish and Town Councils 6pm	
Bourton on the Water	Bryan Sumner
	Ernie Rumsey

B Workshop Attendees

Tetbury	Stephen Hirst
Chipping Campden	Michael Haines
Longborough	Tim Gardner
Somerford Keynes	Sarah Powell
	Ron Munroe
Kemble and Ewen	David Ball
Preston	Julie Tomblin
Fairford	Richard Harrison
Meysey Hampton	Roger Case
Cotswold District Council	Philippa Lowe
Cotswold District Council	Joanne Billingham
Cotswold District Council	James Brain
Cotswold District Council	Lesley Davies
Cotswold District Council	Jo Sterrick

Table 4

Examples of Communication C

Appendix C Examples of Communication

C Examples of Communication



**PLANNING ACT 2008
COMMUNITY INFRASTRUCTURE
LEVY REGULATIONS 2010 (AS AMENDED)
STATEMENT OF AVAILABILITY FOR INSPECTION
STATEMENT OF REPRESENTATIONS PROCEDURE**

The Community Infrastructure Levy Draft Charging Schedule for Cotswold District is available for a period of public consultation which began on **Monday 31 October 2016 and ends at 5 pm on Monday 28 November 2016.**

The document and supporting information can be viewed via the Council's website www.cotswold.gov.uk

Hard copies of the Draft Charging Schedule are available to view at: **Cotswold District Council offices**, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Monday to Friday 8.45am – 5.00pm;

Moreton Area Centre, High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AZ; Opening hours are:

- 8.45am to 4pm Mondays;
- 8.45am to 5.15pm Tuesdays, Wednesdays, Thursdays;
- 8.45am to 4.45pm Fridays;
- 10.00am to 12.30pm Saturdays (Winter)
- 10.00am to 1.00pm (Summer)

Public Libraries during normal opening hours.

Representations on the Draft Charging Schedule are invited and must be **received no later than 5 pm on Monday 28 November 2016**. All comments received by the deadline will be considered. Late representations cannot be accepted.

Representations can be submitted using the council's online consultation portal, by email or by post.

- Online at: <http://consult.cotswold.gov.uk>
- Or by e-mail to: localplan@cotswold.gov.uk
- Or by post to: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX

All comments received will be submitted to the Inspector who will consider the Draft Charging Schedule. Copies of all comments (including your name but excluding addresses, e-mail addresses and telephone numbers) will be made available for the public to view and therefore cannot be treated as confidential.

Respondents may request the right to be heard by the Inspector and/or request to be notified about any of the following steps:

- Submission of the Draft Charging Schedule for examination;
- Publication of the recommendations of the Inspector and the reasons for those recommendations;
- The approval of the Charging Schedule by the charging authority.

Any person who has made representations about the Draft Charging Schedule may withdraw those representations at any time by giving notice in writing to the Council either by e-mail or by post at the address given above.

For any further enquiries, please contact the Forward Planning Team 01285 623000.

C Examples of Communication

Bins and recycling
Planning & building
Council tax
Leisure
Housing
Environment
Communities

Home
News
October 2016
Have your say on Community Infrastructure Levy Draft Charging Schedule

Have your say on Community Infrastructure Levy Draft Charging Schedule

[Daily news updates RSS feed](#)

Release date: 27 October 2016

Cotswold District Council is consulting the general public on the Community Infrastructure Levy (CIL) Draft Charging Schedule. This sets out the proposed charges that will be applied to new developments to fund infrastructure improvements.

CIL charges would be based on a 'tariff-style' framework relative to the size, location and type of development proposed, enabling the Council to secure an appropriate level of general infrastructure provision to support new development. Levy rates are set following a statutory process and will provide the developers with much more certainty at the outset regarding how much money they will be expected to contribute to infrastructure improvements.

Residents, representatives from the development sector, industry and commerce, town and parish councils, neighbourhood plan groups, community groups and organisations, and local authorities are all invited to make representations regarding the Council's proposed approach, as charging authority, for setting CIL rates in the District.

The consultation runs for four weeks from Monday 31 October to 5pm on Monday 28 November 2016.

The funds raised will be used to secure contributions towards improvements such as creation of open space, school places, library provision, and transport works.

Cllr Nick Parsons, Deputy Leader of Cotswold District Council and Cabinet Member for Forward Planning, comments:

"The levy is absolutely critical to our efforts to improve the District for all our residents, and I encourage anyone who wants to have a say to tell us what they think.

"Developers build where they are confident of a good return and it is only right that they provide funds for the provision of the physical amenities and services needed to support their developments. At CDC we will do all we can to ensure the best possible benefit for all residents."

This consultation follows on from a Preliminary Draft Charging Schedule (PDCS) consultation which the Council undertook from 27 June to 8 August 2016. The Forward Planning team has considered the comments received and, as a result, have undertaken further viability work. The updated schedule is now being consulted on.

To support the proposed rates, the Council has produced evidence-base documents for consideration in the consultation including:

- Infrastructure Delivery Plan
- Whole Plan Viability Study
- a Post PDCS Note on Viability

The full reports are available to view at www.cotswold.gov.uk or the Council offices at Trinity Road, Cirencester and Moreton Area Centre, or any library in the District.

There will also be public drop-in events, where more information on the Draft Charging Schedule can be obtained:

Tuesday 15th November at Cotswold District Council Offices , Trinity Road, Cirencester, GL7 1PX 12 noon to 5pm

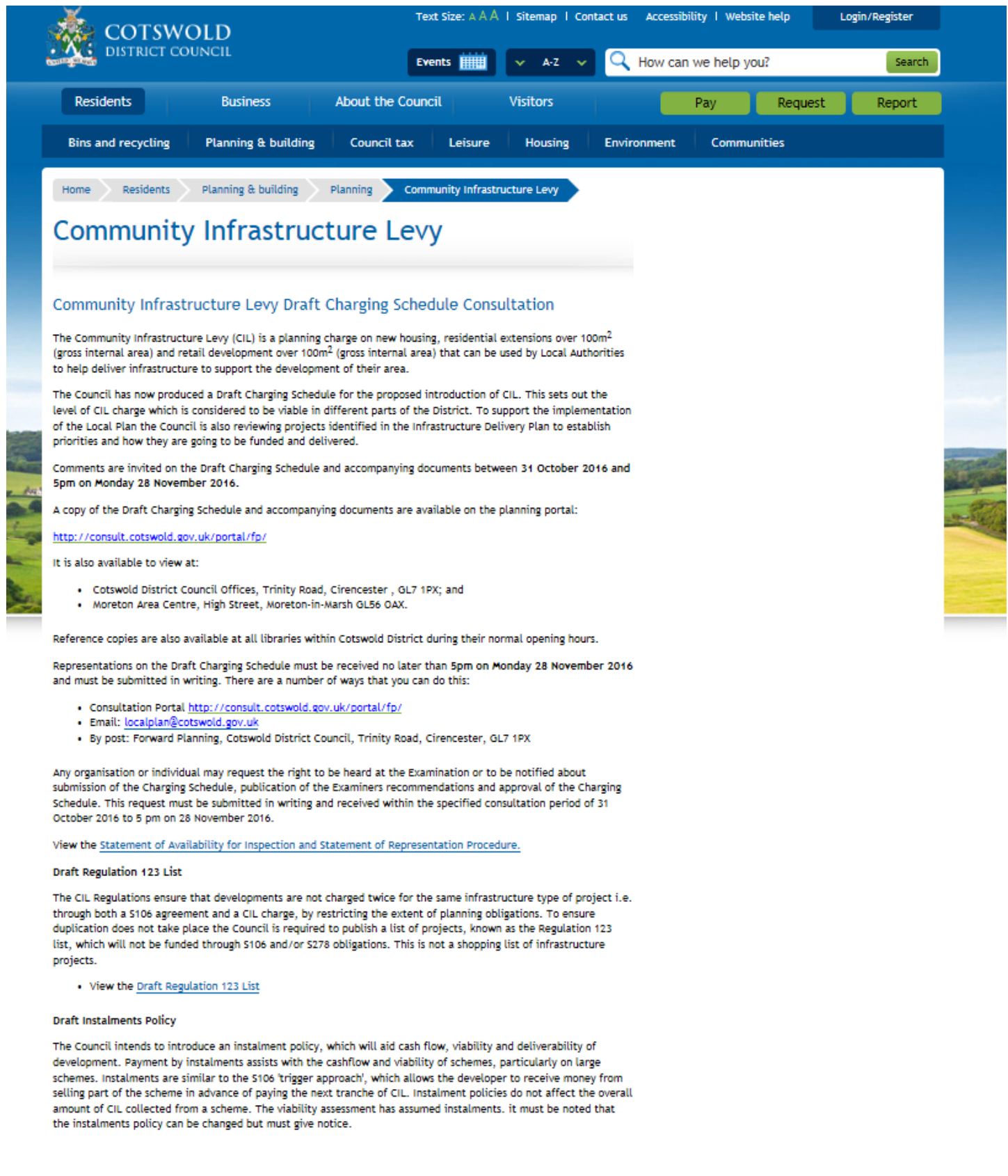
Thursday 17th November at the Moreton Area Centre, High Street, Moreton-in-Marsh, GL56 0AZ 12 noon to 5pm

Comments can be made via the Cotswold District Council website <http://consult.cotswold.gov.uk> or by obtaining forms from the Council offices or online at www.cotswold.gov.uk/go/ForwardPlanning and sending them to CIL PDCS Consultation, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

The consultation is a statutory step towards the adoption of a CIL. The regulations for CIL exclude contributions for Affordable Housing which instead will continue to be covered by the existing arrangements - in line with Section 106 of the Town and Country Planning Act 1990.

ENDS

Examples of Communication C



The screenshot shows the Cotswold District Council website. The header includes the council's logo, name, and navigation links for Text Size, Sitemap, Contact us, Accessibility, Website help, and Login/Register. A search bar is also present. The main navigation menu lists various services: Residents, Business, About the Council, Visitors, Pay, Request, and Report. A secondary menu lists: Bins and recycling, Planning & building, Council tax, Leisure, Housing, Environment, and Communities. The breadcrumb trail shows: Home > Residents > Planning & building > Planning > Community Infrastructure Levy.

Community Infrastructure Levy

Community Infrastructure Levy Draft Charging Schedule Consultation

The Community Infrastructure Levy (CIL) is a planning charge on new housing, residential extensions over 100m² (gross internal area) and retail development over 100m² (gross internal area) that can be used by Local Authorities to help deliver infrastructure to support the development of their area.

The Council has now produced a Draft Charging Schedule for the proposed introduction of CIL. This sets out the level of CIL charge which is considered to be viable in different parts of the District. To support the implementation of the Local Plan the Council is also reviewing projects identified in the Infrastructure Delivery Plan to establish priorities and how they are going to be funded and delivered.

Comments are invited on the Draft Charging Schedule and accompanying documents between 31 October 2016 and 5pm on Monday 28 November 2016.

A copy of the Draft Charging Schedule and accompanying documents are available on the planning portal:

<http://consult.cotswold.gov.uk/portal/fp/>

It is also available to view at:

- Cotswold District Council Offices, Trinity Road, Cirencester, GL7 1PX; and
- Moreton Area Centre, High Street, Moreton-in-Marsh GL56 0AX.

Reference copies are also available at all libraries within Cotswold District during their normal opening hours.

Representations on the Draft Charging Schedule must be received no later than 5pm on Monday 28 November 2016 and must be submitted in writing. There are a number of ways that you can do this:

- Consultation Portal <http://consult.cotswold.gov.uk/portal/fp/>
- Email: localplan@cotswold.gov.uk
- By post: Forward Planning, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

Any organisation or individual may request the right to be heard at the Examination or to be notified about submission of the Charging Schedule, publication of the Examiners recommendations and approval of the Charging Schedule. This request must be submitted in writing and received within the specified consultation period of 31 October 2016 to 5 pm on 28 November 2016.

View the [Statement of Availability for Inspection and Statement of Representation Procedure](#).

Draft Regulation 123 List

The CIL Regulations ensure that developments are not charged twice for the same infrastructure type of project i.e. through both a S106 agreement and a CIL charge, by restricting the extent of planning obligations. To ensure duplication does not take place the Council is required to publish a list of projects, known as the Regulation 123 list, which will not be funded through S106 and/or S278 obligations. This is not a shopping list of infrastructure projects.

- View the [Draft Regulation 123 List](#)

Draft Instalments Policy

The Council intends to introduce an instalment policy, which will aid cash flow, viability and deliverability of development. Payment by instalments assists with the cashflow and viability of schemes, particularly on large schemes. Instalments are similar to the S106 'trigger approach', which allows the developer to receive money from selling part of the scheme in advance of paying the next tranche of CIL. Instalment policies do not affect the overall amount of CIL collected from a scheme. The viability assessment has assumed instalments. It must be noted that the instalments policy can be changed but must give notice.

C Examples of Communication

- View the [Draft Instalments Policy](#)

Further information

If you would like any further information about CIL or the consultation process, please contact the the Forward Planning Team

- Telephone: 01285 623000
- Email: localplan@cotswold.gov.uk

The timetable for the CIL preparation is:

Key milestone	Timescale
1. Complete essential evidence • Infrastructure delivery plan • Whole plan viability study	Completed
2. Prepare preliminary draft charging schedule	Completed
3. Cabinet decision	16 June 2016
4. Public consultation on Preferred Draft Charging Schedule	27 June to 8 August 2016
5. Amend charging schedule based on public consultation response	Summer 2016
6. Cabinet decision on draft charging schedule	20 October 2016
7. Publish draft charging schedule for public consultation	31 October to 28 November 2016 for 4 weeks
8. Submit draft charging schedule for examination	Autumn 2016
9. Examination hearings	To be confirmed by Planning Inspectorate
10. Inspector's report	To be confirmed by Planning Inspectorate
11. Adoption and implementation	Depend on examination process

Currently there is no CIL charge on development in Cotswold District. Outline planning applications approved before the CIL is adopted will not be charged.

For more information and the documentation please:

- view the [CIL Preliminary Draft Charging Schedule consultation frequently asked questions](#)
- visit [Evidence base and monitoring page](#)

The Preliminary Draft Charging Schedule (now closed)

Before a Charging Schedule can be adopted by the Council it must be subject to two rounds of public consultation and an Examination in Public. This consultation is the first stage of the consultation process.

The Council has prepared a Preliminary Draft Charging Schedule (PDCS), which is the first stage of the process, along with supporting evidence base documents. The PDCS sets out the proposed charging rates for Cotswold District Council.

Consultation on the Preliminary Draft Charging Schedule took place between Monday 27 June and midnight on Monday 8 August 2016.

- [Preliminary Draft Charging Schedule \(PDCS\)](#)

For more information on the Preliminary Draft Charging Schedule and the Community Infrastructure Levy please:

- view the [CIL draft charging schedule consultation frequently asked questions](#)

Examples of Communication C

COTSWOLD
DISTRICT COUNCIL

Consultation Portal

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[Home](#) > **Forward Planning**

Site Tour

Comments

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Welcome to Cotswold District Council's Consultation Portal. We encourage people to view documents and comment on them on-line.

Listed below are the documents that have been prepared as part of the Council's planning policy and monitoring work. Documents include those relating to:

- The emerging Local Plan (2011-2031)
- The Sustainability Appraisal process that informs the emerging Local Plan
- The Local Development Framework and Core Strategy (now superseded by the emerging Local Plan)
- Ongoing Policy Review Work
- Supplementary Planning Documents

For further information on the planning policy work please click here: [Forward Planning](#)

Show Consultations for:		▼	▼	▼	▼	▼	RSS
List View	Date View		Start	End	Status		
Consultation							
	Community Infrastructure Levy: Draft Charging Schedule		31/10/16 09:15		open		
	Community Infrastructure Levy: Draft Insurances Policy		31/10/16 09:15		open		
	Community Infrastructure Levy: Draft Regulation 123 list (Document of Projects that will not be secured through S106 or S278) (October 2016)		28/11/16 17:00		open		
	Strategic Housing and Economic Land Availability Assessment January 2016		05/02/16 14:15		read only		
	Community Infrastructure Levy: Preliminary Draft Charging Schedule		27/06/16 00:15		closed		
	Local Plan Submission Draft Reg 19 (June 2016)		08/08/16 23:59		closed		
	Evidence Paper Supplement: To Inform Non-Strategic Housing and Employment Site Allocations, April 2016		30/06/16 11:01		read only		
	Economic Land Monitor 2016		06/05/16 11:10		read only		
	Residential Land Monitoring Statistics 2016		25/04/16 13:30		read only		
	Strategic Housing and Economic Land Availability Assessment (May 2014) Addendum 2, December 2015		22/12/15 11:10		read only		
	Local Plan Reg 18 Consultation: Planning Policies November 2015		05/11/15 11:55		closed		
	Local Plan Reg 18 Consultation: Development Strategy and Site Allocations January 2015		15/01/15 09:00		closed		
	Appendices - Evidence Paper: To inform Non-Strategic Housing and Employment Site Allocations, November 2014		02/12/14 10:10		read only		
	Evidence Paper: To Inform Non-Strategic Housing and Employment Site Allocations, November 2014		02/12/14 09:32		read only		
	Strategic Housing Land Availability Assessment (May 2014) Addendum		27/11/14 13:45		read only		
	Open Spaces, Sport and Recreation Study		28/10/11 16:02		read only		
	Statement of Community Involvement 2014		02/06/14 09:00		closed		
	Strategic Flood Risk Assessment Level 2		14/07/14 19:00		read only		
	SHLAA Review 2014		26/06/14 15:02		read only		
	Response to Representations: 2nd Issues and Options Consultation Paper		16/06/14 15:01		read only		
	Number of items to display: 20		20/06/13 10:30		read only		

Page 1 of 2

Displaying 1 to 20 of 36 Items

C Examples of Communication



COTSWOLD
DISTRICT COUNCIL

Community Infrastructure Levy - Public Drop-in events available



Release date: 10 November 2016

Cotswold District Council is currently consulting the public on the Community Infrastructure Levy (CIL) Draft Charging Schedule which sets out the proposed charges that will be applied to new developments to fund infrastructure improvements. To provide more information, two public drop-in events have been arranged as follows:

Tuesday 15 November at Cotswold District Council Offices, Trinity Road, Cirencester, GL7 1PX 12 noon to 5pm.

Thursday 17 November at the Moreton Area Centre, High Street, Moreton-in-Marsh, GL56 0AZ 12 noon to 5pm.

About CIL

CIL charges would be based on a 'tariff-style' framework relative to the size, location and type of development proposed, enabling the Council to secure an appropriate level of general infrastructure provision to support new development. Levy rates are set following a statutory process and will provide the developers with much more certainty at the outset regarding how much money they will be expected to contribute to infrastructure improvements.

Examples of Communication C

Residents, representatives from the development sector, industry and commerce, town and parish councils, neighbourhood plan groups, community groups and organisations, and local authorities are all invited to make representations regarding the Council's proposed approach, as charging authority, for setting CIL rates in the District.

The consultation runs for four weeks. It began on Monday 31 October and **will close at 5pm on Monday 28 November 2016.**

To support the proposed rates, the Council has produced evidence-base documents for consideration in the consultation including:

- Infrastructure Delivery Plan
- Whole Plan Viability Study
- a Post PDCS Note on Viability

The full reports are available to view at www.cotswold.gov.uk (opens in a new window) or the Council offices at Trinity Road, Cirencester and Moreton Area Centre, or any library in the District.

Comments can be made via the Cotswold District Council website <http://consult.cotswold.gov.uk> (opens in a new window) or by obtaining forms from the Council offices or online at www.cotswold.gov.uk/go/ForwardPlanning and sending them to CIL PDCS Consultation, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

The consultation is a statutory step towards the adoption of a CIL. The regulations for CIL exclude contributions for Affordable Housing which instead will continue to be covered by the existing arrangements – in line with Section 106 of the Town and Country Planning Act 1990.

ENDS

Bob McNally
Press and Media Liaison Officer,
Cotswold District Council
Tel: 01285 623120
Website: www.cotswold.gov.uk
email: press@cotswold.gov.uk
Twitter: @CotswoldDC @CDCBizmatters

C Examples of Communication

Dear Jo Billingham

The Cotswold District Community Infrastructure Levy: Draft Charging Schedule will be available for you to view and comment between the following dates:

Start date: 31/10/16 09:15

End date: 28/11/16 17:00

The Statement of Representations Procedure is available to view on the website.

Please select the following link to view this event:

http://consult.cotswold.gov.uk/portal/fp/cil/cil_dcs

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

Cotswold District Council is introducing the Community Infrastructure (CIL) and is in the process of preparing a Community Infrastructure Charging schedule.

CIL is a charge that local authorities can place on certain types of new development and it will be used to fund infrastructure to support growth.

Before a Charging Schedule can be adopted by the Council it must be subject to two rounds of public consultation and an Examination in Public.

This consultation is the second stage of the consultation process.

The Council has prepared a Draft Charging Schedule (DCS) along with the supporting evidence base documents. The DCS sets out the proposed charging rates for Cotswold District Council. To support the implementation of the Local Plan the Council is also reviewing projects identified in the Infrastructure Delivery Plan to establish priorities and how they are going to be funded and delivered.

The Council invites comments on the Draft Charging Schedule.

This e-mail has been automatically generated by the Consultation software.

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<http://consult.cotswold.gov.uk/common/unsubscribe.jsp?guid=8CD763EC-E8CC-BA83-4116-D39D162E8A08>

Examples of Communication C

Dear Jo Billingham

Community Infrastructure Levy: Draft Instalments Policy will be available for you to view and comment between the following dates:

Start date: 31/10/16 09:15

End date: 28/11/16 17:00

Please select the following link to view this event:

http://consult.cotswold.gov.uk/portal/fp/cil/cil_draft_instalments_policy

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C Examples of Communication

Consultation on Community Infrastructure Levy: Draft Charging Schedule

**Monday 31st October until
Monday 28th November 2016**

**To view the document and comment,
please visit: www.cotswold.gov.uk**

Public 'drop in events':

- Tuesday 15th November from 12:00 midday to 5:00pm at the Council Offices, Trinity Road, Cirencester; and
- Thursday 17th November from 12:00 midday to 5:00pm at the Moreton Area Centre

Hard copies can be viewed at:

- CDC Offices, Trinity Road, Cirencester;
- The Moreton Area Centre, Moreton-In-Marsh; and
- Local libraries.

This document can be produced in Braille, large print, audio tape and in other languages.

If you would like a copy in one of these formats, please phone the Print and Design Department on 01285 623215.