

Your Views

Maldon District Council would like your views on the Draft Charging Schedule and in particular the following areas:

- The proposed rates set out in the Draft Charging Schedule (Annex A of the consultation document);
- The inclusion of the proposed Draft Discretionary Relief Policy (Annex B of the consultation document); and
- The inclusion of the proposed Draft Instalments Policy (Annex C of the consultation document).

Please provide your comments in the space below; which will expand to fit your comment. Any supplementary sheets or information are welcome, please label them suitably.

In Kind Infrastructure Delivery

Following the 2014 CIL Regulation Amendments (and revised Guidance), provision has been made for enabling 'in kind' CIL payments for direct infrastructure delivery as well as by land. From consideration of the draft charging schedule, there would not appear to be any reference to 'in kind' CIL payments. As this would provide the flexibility for developers to pay directly for community infrastructure such as sports facilities, the charging schedule should in accordance with the regulations offer sufficient flexibility for such payments and provide guidance on how this will be applied in practice.

Infrastructure Delivery Plan

The inclusion of sports facility provision in the IDP based on the needs identified in the Green Infrastructure Strategy is welcomed. The reference to such facilities in the Regulation 123 schedule is also supported as the use of CIL towards sports facilities (other than those provided on the Strategic sites that will be secured through planning obligations) is justified. However, as the gaps in provision identified in table 6 of the IDP Update (May 2014) are significant and the extent of sports facility provision required to address all of the gaps is unlikely to realistically be funded by CIL and other available funding sources combined the Council should seek to prioritise deliverable sports facility projects within the IDP and the Regulation 123 list. It is acknowledged that the Regulation 123 list does not form part of the CIL charging schedule that will be examined, but without this there is uncertainty for developers and the community about whether any of the identified gaps will be addressed in practice if CIL funding is secured. Furthermore, regardless of CIL, the Council should be seeking to prioritise projects in order to make the best use of other sources of funding and to address the priorities identified in the Green Infrastructure Strategy. The next review of the Regulation 123 list that supports CIL should therefore prioritise the sports facility projects in the list.