

Community Infrastructure Levy Draft Charging Schedule Consultation Response Form

DCS26



MALDON DISTRICT
COUNCIL

The Community Infrastructure Levy (CIL) is a mechanism that local authorities can use to raise funds from new development to provide infrastructure. The proposed rates that developers would be required to pay are outlined in the Maldon District Draft Charging Schedule. This is the second consultation on the Maldon District CIL Charging Schedule, as required under Regulation 16 of the CIL Regulations 2010 (as amended).

Comments should be made by completing this questionnaire and returning it to the Council

by email to policy@maldon.gov.uk or

by post to Planning Policy, Maldon District Council, Princes Road, Maldon, Essex CM9 5DL.

All responses must be received by 5pm Wednesday 23 July 2014 (late or anonymous responses may not be considered).

Please Note: All information submitted during the Draft Charging Schedule consultation will be published on the Council's website and submitted to the Secretary of State for Examination-in-Public; by submitting representations on the Maldon District Draft Charging Schedule you confirm that you agree to this.

Personal Details

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Client Details (if applicable)

Title _____ First Name _____ Last Name _____
Organisation (where applicable) Aquila Maldon Ltd
Job Title (where applicable) _____

Future Notification / Attendance at Examination-in-Public Hearings

Would you like to be added to the Community Infrastructure Levy **mailing list** to receive updates?

(delete as appropriate and ensure your details have been entered clearly above)

Yes

Do you consider it necessary to **attend and give evidence at the Examination in Public?**

Please note that by selecting **no** you are clarifying that you wish to communicate through written representations only.

(delete as appropriate)

Yes

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.

We welcome the Council's amendment of proposed charges to nil rate supermarkets and retail warehouses within the built up area of Maldon.

However, we raise strong objection to the continued intention to charge hotels at the rate of £150 per sq m since we believe that similar considerations apply and that this proposal will prejudice the delivery of development which planning and corporate policy actively supports.

As we observed in our submissions on the preliminary draft charging schedule, the viability evidence produced in respect of commercial development is relatively scant and this is certainly the case with respect to hotels. There is certainly no sampling of an "appropriate range of sites" as is required by Regulation 27, and this deficiency is of particular concern given the Council's aspirations for the regeneration of selected areas- most notably the Causeway area of Maldon which is the focus of our particular interest.

This position has not changed following the Viability Study May 2014 Update which does not address the hotel sector., notwithstanding our submissions and the acknowledgment in the original Study (para 9.33) that that development within this sector is likely to be on the margins of viability at the moment.

The likely robustness of the viability evidence and the appropriateness of the suggested rate can also be informed with reference to the position in adjoining authorities, particularly given that the original Viability Study acknowledges (para 13.26) that these neighbouring rates represent a material factor in rate setting . Since this work was undertaken, it is particularly noteworthy that Chelmsford City Council have adopted a charging schedule which nil rates hotels. Equally, the sector is nil rated in the Colchester Draft charging schedule.and charged at a much lower £40 per sq m in the draft Castle Point Schedule.

We confirm that we wish to appear at the Examination to further develop these points.

T Hollinger

Aquila Maldon Ltd

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