

Community Infrastructure Levy Draft Charging Schedule Consultation Response Form

DCS27



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

Title Mr First Name Tom Last Name Gilbert-Wooldridge
Organisation (where applicable) English Heritage
Job Title (where applicable) Historic Environment Planning Adviser
Address 24 Brooklands Avenue
Cambridge Postcode CB2 8BU
Email tom.gilbert-wooldridge@english-heritage.org.uk

Client Details (if applicable)

Title _____ First Name _____ Last Name _____
Organisation (where applicable) _____
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 / ~~No~~

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~~ / No

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.

Thank you for consulting English Heritage on the Draft Charging Schedule. Our response to the Preliminary Draft Charging Schedule (PDCS017) set out general issues regarding the Community Infrastructure Levy and the historic environment. We trust that our previous response will be made available as part of the examination process.

In our previous response, we were keen that the Council be aware of the implications of any CIL rate on the viability and effective conservation of the historic environment and heritage assets in development proposals. This is particularly important for heritage assets identified as being “at risk”. Consequently, in determining the rates of CIL that are being put forward in the Charging Schedule, it is essential that the rates being proposed in areas where there are groups of heritage assets at risk are not likely to discourage schemes being brought forward for their reuse or associated heritage-led regeneration. In such areas, or for schemes that involve or affect other heritage assets, there may be a case for either lowering the rates of CIL or considering an exemption from paying CIL.

We therefore note Annex B and the proposed draft discretionary relief policy, as well as paragraph 2.5.2 which refers to discretionary relief in exceptional circumstances. We hope that the Council will provide a local policy on such matters after the examination of the charging schedule, and that such a policy will include reference to the historic environment. The policy could set out the criteria to define exceptional circumstances and provide a clear rationale for their use, including the justification in terms of the public benefit (for example, where CIL relief would enable the restoration of heritage assets identified on English Heritage’s Heritage at Risk Register). The policy could also reiterate the necessary requirements and procedures which would be followed in such cases, including the need for appropriate notification and consultation.