

1. Do you feel that the proposed rates are suitably informed by the viability evidence provided in the Local Plan and Community Infrastructure Levy Viability Study (August 2013) and Viability Study Post Consultation Update (November 2013) produced by HDH Planning & Development?

YES NO

It would be very much appreciated if greater information was provided in regard to how the viability evidence is used to establish the rates proposed.

2. Do you believe the evidence on viability is correct?
If not, please set out alternative evidence to support your view.

YES NO

It would appear that residential sales prices are higher than expected in parts of the district and it would assist if further information could be provided in respect of retail rents, given the apparent lack of comparable evidence from local transactions.

3. Do you think the rates proposed strike an appropriate balance between helping to fund infrastructure through CIL and the potential effects of imposing CIL on the viability of development needed to deliver the aspirations of the Local Development Plan?

YES NO

In respect to commercial rates there is a concern that these may frustrate the delivery of employment opportunities. Again it would be welcomed if further information was provided which demonstrated the links between evidence and rates.

4. Do you think the Council should introduce an instalments policy?

YES NO

Such a policy would assist in delivery which is naturally to be welcomed.

5. Do you think the Council should include discretionary relief from CIL for charitable investment or 'exceptional circumstances' as outlined in section 2.5 of the CIL Preliminary Draft Charging Schedule consultation document?

YES NO

5. Do you have any other comments on the preliminary draft schedule or supporting evidence?

YES NO

Residential densities used are too high given current trends in scheme designs, particularly in rural / edge of settlement locations. It appears to have been difficult to establish some rates given the lack of comparable evidence. Incentives to bring land forward are perhaps underestimated.