

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	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

2. Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view.	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

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	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

4. Do you think the Council should introduce an instalments policy?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

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	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

6. Do you have any other comments on the Preliminary Draft Charging Schedule or supporting evidence?	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

Please see attached letter.

Planning Policy
Maldon District Council
Council Offices
Princes Road
Maldon
Essex
CM9 5DL

7 March 2014

BY POST & EMAIL

Dear Sirs,

MALDON DISTRICT PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY

We write in response to the preliminary draft Community Infrastructure Levy (CIL) charging schedule for Maldon District. We are writing on behalf of EA Strategic Land to provide our views on the proposed preliminary draft charging schedule. These views are provided in the context of general support for the principle of a CIL for Maldon.

In providing this response we seek to ensure that the CIL charging schedule for the district is sufficiently flexible, evidentially based and proportionate to ensure development within Maldon remains deliverable. Significantly, any proposed CIL charging schedule should ensure that Maldon remains an attractive location for investment and growth.

In assisting the Council to ensure the above objectives are met, we have provided below a list of key observations and comments in relation to the proposed approach to CIL and the preliminary draft charging schedule. We would welcome further discussion with officers on these matters in order to ensure the final proposals provide the best balance for Maldon.

1. The need to ensure maximum flexibility is built into the charging schedule in order to ensure abnormal costs associated with development do not harm its viability;
2. The need to ensure that payments would be sought on the basis of a phased approach to development;
3. The need to ensure that appropriate exemptions/relief are embedded within the charging schedule;
4. The need to ensure that the CIL Charging Schedule is supported by a robust evidence base that is kept up to date and regularly reviewed;
5. The need to ensure the level of CIL apportioned to various infrastructure projects is appropriate; and
6. The need to ensure that CIL is fairly distributed across the District so as not to dis-incentivise development in certain areas.

We support the Council in introducing CIL, but consider it important that the charging schedule takes account of the above observations and comments.

Should you have any queries relating to the above, please do not hesitate to contact us.

We look forward to the next stage of consultation.

Yours sincerely

A handwritten signature in black ink, appearing to be 'PP' followed by a stylized flourish.

David Churchill
DIRECTOR