

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

The viability evidence does not demonstrate how the LDP can progress without a certain and reliable source of infrastructure funding.

2. Do you believe the evidence on viability is correct?

If not, please set out alternative evidence to support your view.

YES

NO

The funding gap for infrastructure is approx £80m and yet CIL will raise only £12.6m from housing. No explanation is given as to how the funding gap will be bridged and yet without the required infrastructure improvements the "garden suburbs" are not viable

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

There is a proposal for zero CIL in S2 d and e due to infrastructure costs affecting viability. This will serve to encourage early development of these areas where there is greatest risk to flooding especially in S.2e. How will flood mitigation be funded if there is no CIL in these areas?

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

YES

NO

CIL should be paid on a phased basis to assist which infrastructure costs in advance of development

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

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

YES

NO

The CIL as a charge based upon floor area will serve to encourage the construction of small dwellings in high density environment. This will present difficulties in achieving the Councils aspirations for good quality aesthetic houses where people want to live.

Y. J. Benney