

Community Infrastructure Levy Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages –

Respondent #20 –

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COMPLETE

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IP Address:

[REDACTED]

Page 1: Survey Information

Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

Q2

Your name:

Doreen Marsh

Contact details:

Address

[REDACTED]

City/town

[REDACTED]

Post code

[REDACTED]

Email address

[REDACTED]

Q4

Do you wish to notified of future updates to CIL by the council? If yes we will use contact details provided above

Yes

Q5

Do you wish to participate in the CIL examination? If yes we will use contact details provided above

Yes

Page 3: Your response

Q6

1a. The Community Infrastructure Levy (CIL) Viability Study informed the production of the proposed rates in the draft CIL Charging Schedule. Do you have any comments on the content of the CIL Viability Study?

All good points but surely each site is different and requires assessment prior to developing/approval? For example, a new housing site of say 5 houses adjacent to an already approved site of 100 houses will not have a significant impact on community resources as the larger site will have already mitigated for school places, post boxes, shops etc.

Q8

2a. Do the proposed levy rates set out in the draft CIL Charging Schedule appropriately reflect the conclusions of the CIL Viability Study?

Well not really. Each new site proposal will be different and require assessment, thus making each CIL different in value. How can we then have a set table?

Q10

3a. Do the proposed levy rates set out in the draft CIL Charging Schedule provide an appropriate balance between securing infrastructure investment and supporting the financial viability of new development in the area?

No. Some sites will require more CIL than others depending upon their location and what's in the immediate area.

Q12

4a. CIL rates should not be set at a level which could render new development financially unviable. To ensure the financial viability of new development in the area, and to take into account variations in land prices and development costs throughout the authority's area, the draft CIL Charging Schedule proposes variable rates for different kinds of development. Do you have any comments on the proposed CIL rates?

I can't see how the council can lay down set rates when each site will be different.

Q14

5a. Should any types of development be charged a different CIL rate, and if so, why? Where alternative rates are proposed, please provide evidence to demonstrate why a proposed rate should be changed.

Yes. Each site should be assessed separately. In principle CIL should be supported but applied on a case by case basis. Hence a definite rate cannot be set.

Page 4: Your response

Q16

6a. To support the financial viability of new development in the area, the draft CIL Charging Schedule includes an Instalments Policy which allows specified levels of levy charges to be paid in instalments over a set period of time. Do you have any comments on the draft Instalments Policy?

All CIL should be paid up front.

Q18

7a. Part 6 of the CIL Regulations (as amended) allows the Council to give discretionary relief for certain types of development from paying the levy. The Council has not identified any types of development which may require this beyond the compulsory relief and exemptions outlined in the Regulations. Is there a need to provide discretionary relief from the levy to any types of development, and if so, why?

Each proposed development should be assessed separately therefore there'll be a sliding scale of charges. Relief then isn't an issue.

Q20

8a. Do you have any other comments on the draft CIL Charging Schedule?

Respondent skipped this question

Q22

9a. Do you have any other comments on the CIL evidence base?

Respondent skipped this question

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