

Community Infrastructure Levy Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages –

Respondent #4 –

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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:

Ms Frances Owen

Contact details:

Address

[REDACTED]

Address 2

[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?

The main public objection against new development is a lack of additional supporting infrastructure. A CIL is absolutely necessary if York is to expand.

Q8

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

In view of the shortfall in CIL receipts, against estimated infrastructure costs, it does not go anywhere far enough. Provision for escalation in line with actual costs and inflation must be built in.

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?

Not enough.

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?

Why is CIL not applied to Extracare development on Greenfield land, which if granted, would surely require more infrastructure development?

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.

As students do not contribute to Council taxes, HMOs for student occupiers should attract higher CIL rates.

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?

What if the original developer goes bust or claims to be unable to pay?

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?

Yes, in cases where a certain type of development is absolutely necessary to the functioning of the whole scheme.

Q20

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

The setting of these rates is also a way of controlling the amount of permitted development, and the type of development.

Q22

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

The astounding sums estimated for supporting infrastructure make it vital to include these in the Long Term Plan.

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