

[REDACTED]

From: [REDACTED]
Sent: 18 January 2024 08:49
To: localplan@york.gov.uk
Subject: City of York Council - Consultation Revised Draft Charging Schedule December 2023
Attachments: Heslington PC Response CIL Consultation.pdf

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Dear Sir/Madam

Heslington Parish Council **Objects** to the proposed changes in the schedule for the reasons in the attached document.

The Parish Council is commenting on:
Consultation Information Booklet section 1: the consultation process
CIL draft charging schedule map page 4
Revised draft CIL charging schedule: nil rate levy for strategic site

The Parish Council accepts the privacy policy as set out in your Privacy Notice in Community Infrastructure Levy Consultation Privacy Notice – City of York Council

I would be most grateful if you would acknowledge receipt of this email.

Yours faithfully

[REDACTED]
Heslington Parish Council
The Byre
Field House Farm
Thornton-le-Clay
York
YO60 7QA

----- Forwarded message -----

From: localplan@york.gov.uk <localplan@york.gov.uk>
Date: Thu, 21 Dec 2023, 15:16
Subject: City of York Council - Consultation Revised Draft Charging Schedule December 2023
To: localplan@york.gov.uk <localplan@york.gov.uk>

City of York Community Infrastructure Levy

Revised Draft Charging Schedule Consultation December 2023

Community Infrastructure Levy (CIL) Regulations 2010 (as amended)

Further to our communication yesterday announcing the launch of the consultation of the Revised Draft Charging Schedule, we are writing to inform that the documents forming part of the consultation contained an error.

We have updated our webpage to include the errata addendum to the City of York CIL Viability Study and amended revised CIL Draft Charging Schedule; also attached with this email.

In light of this we have extended the closing date of the consultation to **Wednesday 31st January 2024**. All comments must be submitted by 23:59 on the closing date.

Please send your comments by email to: localplan@york.gov.uk

Your response should include:

- Your contact details, including your company/ agent (if relevant);
- Whether you agree or object to the proposed changes in the schedule and why;
- Clear reference the individual sections of the viability document you are commenting on;
- Acceptance of our privacy policy as set out in our [Privacy Notice](#).



Yours sincerely,

Strategic Planning Policy Team

e: localplan@york.gov.uk

City of York Council | Strategic Planning Policy

Directorate of Place | West Offices | Station Rise | York | YO1 6GA

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Response to Local Plan Consultation re CIL community Levy from City of York Council
from Heslington Parish Council

1. Comment on Consultation Information Booklet section 1: the consultation process

The PC was not alerted to this consultation although very active in response to previous LP consultations. We expected that all representative and accountable bodies for whom the LP has immediate relevance would be automatically invited to respond. Heslington and other Parish Councils should be routinely on your list for any future consultations in order to ensure that your consultation process is seen to be sound.

2. Comment on the CIL draft charging schedule map page 4

There is a serious error on the map of ST15 on page 4 of the CIL draft charging schedule. The rectangular mitigation area to the south-west of ST15 site has been included as part of the development site on the map. (see Heslington Parish Council's area circled in green on map below). That area is part of the mitigation in partial compensation for the SINC sites that will be lost if the LP goes ahead (see brown shading on CYC's maps of 2018 and 2022 included below). The correct development boundary of ST15 is shown by a black line where the mitigation area joins the development area. Other mitigation sites (eg OS10) are not included on the map, so it is clearly not the intention for the CIL draft charging schedule to include mitigation sites in its scheme. Clearly the inclusion of the western mitigation site that abuts ST15 and separates it from Langwith Lane/Stray is incorrect.

What makes this error all the more unfortunate is CYC's text heading the page: "No changes are proposed to the CIL Variable Rates Maps through this consultation. This is provided for information purposes only." (CYC's own highlighting). In this case, there is a clear difference in the maps. This error would leave the area wide open to abuse if it is not corrected, allowing future developers to use the land for purposes other than that agreed. CYC's own maps of 2018 and 2022, below, clearly differentiate ST15 development site from the south-western mitigation area. Please correct the CIL draft charging schedule map to clarify the precise purpose of each shaded area and limit ST15 development site to comply with all previous maps issued by CYC since 2018.

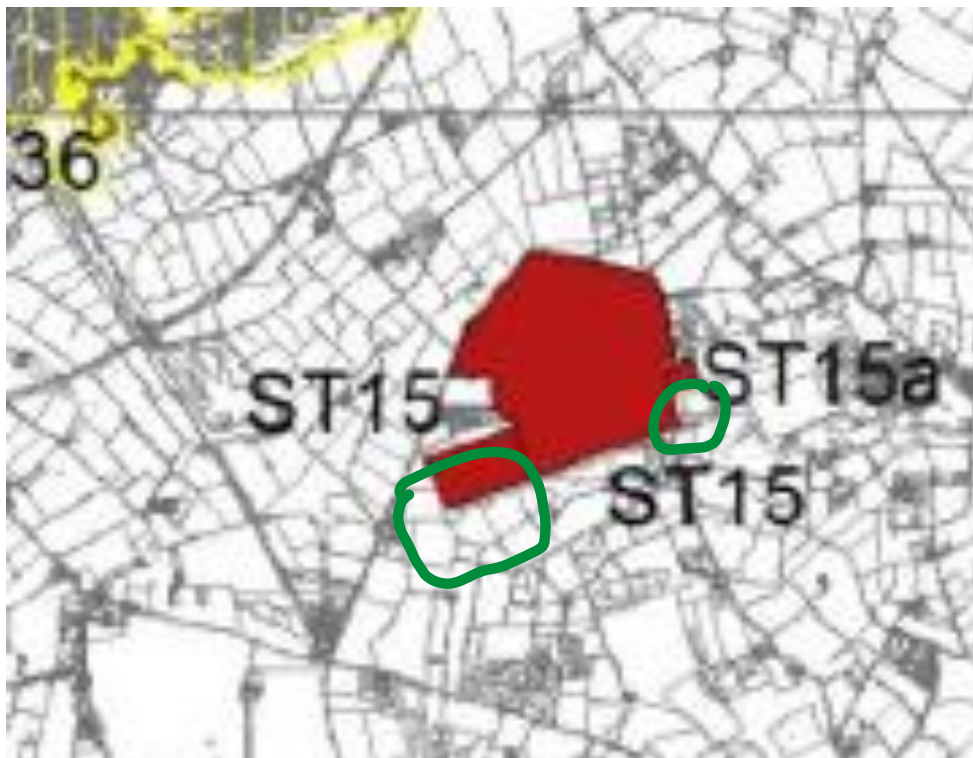
An area jutting out of the eastern boundary of ST15 site (circled in green on attached map) is presumably the land designated for the secondary school should it be required. Similarly, this should not be indicated as part of ST15 as it was ringfenced for one purpose only and should be clearly designated as such. Again, incomplete or inaccurate labelling could allow future developers to use the land for purposes other than that agreed. It is correctly differentiated in the CYC 2022 map below. It is important that all maps clarify the precise purpose of each shaded area and limit ST15 development site to the previous parameters as per the Hearings. Please correct the CIL draft charging schedule map.

3. Comment on revised draft CIL charging schedule: nil rate levy for strategic sites

We have expressed doubts regarding ST15's viability throughout the plan process. Doubts acknowledged in the CIL consultation of Spring 2023 are now reinforced by the proposed nil-rate levy. This feels like a double blow for Heslington Parish: that we would have BOTH very substantial developments (ST4, ST15 and ST27) on largely greenfield sites destroying much of the existing ecology and food producing land, not to mention the history of the area, AND we are not benefiting from any levy. There would be a huge impact on Heslington from the combined impact of the three large sites, yet the communities most affected gain no compensatory funds. We suggest that if the developments are considered insufficiently viable to warrant a community levy on developers, then they are insufficiently viable full stop, and the Local Plan is unsound.

4. Please acknowledge receipt of these comments and confirm they will be considered equally alongside others' responses.

Correction to map p 4: areas not part of ST15 development site shown by 



Compare from [PMM 01: ST15 \(Policies Map South\) - Local Plan Consultation 2023 – City of York Council](#) below, where both the mitigation site and the potential secondary school site are clearly differentiated from the development site in the later map (2022).

PMM 01: ST15 (Policies Map South)

Reason for change: To reflect modifications proposed to Policy SS13 on the Policy Map including addition of ST15a as a secondary school allocation if required onsite; addition of the western part of the runway as an ecological mitigation area; Amendments to the boundary of OS10 to rationalise the SE boundary with the adjoining SINC and addition of indicative second strategic site access to Elvington Lane.

