



██████████
c/o Wychavon District Council
Policy Plans Team
Civic Centre
Queen Elizabeth Drive
Persnore
Worcestershire
WR10 1PT

16 May 2016

Dear ██████████

Consultation on Community Infrastructure Levy Draft Charging Schedule

Worcestershire County Council (WCC) welcomes the opportunity to comment on the above consultation. WCC full supports the aims and objectives of introducing a Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS).

Thorough consultation and collaborative working has taken place between the South Worcestershire Authorities and the County Council throughout the preparation of a charging schedule.

WCC will continue to work with the South Worcestershire Authorities throughout the implementation of the development plan, SPD's, DPD's and CIL charging schedule.

After internal consultation WCC has the following comments on the CIL DCS:

Modifications:

Page 8 Neighbourhood Planning:

Paragraph 3.2; amend 'Parish and Town Councils' to 'Parish or Town Councils'

Page 9:

Paragraph 3.3 Suggest the removal of 'Community Councils' and edit to just 'Parish and Town Councils'

Page 10 Relationship with Section 106 Planning Obligations

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Paragraph 4.3

Add 'the same' in first sentence to read, 'from being asked to fund the same infrastructure'.

Page 11

Paragraph 5.10 suggest delete 'from s.106 and other funding sources' and add 'and other funding' to read 'This increase is in part due to the unknown future of s.106 receipts and other funding for Sport and Recreation infrastructure.

Page 17

Paragraph 6.6 does not mention the exceptional circumstances policy which is the only grounds other than standard exemptions a developer can reduce a CIL charge on viability grounds.

Delete paragraph 6.6 and replace with:

Where site specific rates of CIL are recommended, where the standard district-wide rate is considered to be too high in terms of economic viability considerations, developers will need to work with SWC's and infrastructure delivery partners to provide evidence of exceptional circumstances as per NPPG paragraph 129. A clear delivery strategy must also be demonstrated to ensure any difference in rate is justified by reference to the economic viability of the development. Landowners and site promoters will be expected to provide sufficient, good quality information to the charging authority to make an informed judgement.

Page 20

Paragraph 8.2 and Appendix B,

The map provided in appendix B is a good basic guide to the urban outline. There is a need to provide a link for a detailed online map so a developer can check a site location more readily.

Page 22 Appendix A:

Amend description of Appendix A to read: This list sets out how the South Worcestershire Councils will seek to apply CIL and Section 106 Planning

Obligations in practice (the Regulation 123 list can be amended as changes to spending / infrastructure priorities arise).

Please delete 'Public' in existing public education facilities. Replace with state to read, 'existing state education facilities'.

Please delete 'operation' from all infrastructure theme rows. Modify to read, 'The provision, expansion, improvement or replacement of'.....

Please add to Open Space, Sport and Recreation, Flood and Mitigation, Community and Cultural Facilities, Emergency Services and Health Facilities rows the words 'to be' to read as, 'infrastructure stated as to be provided through section 106 obligations.'

Page 24 Appendix A

Please delete '1 X 1FE Primary School' from Malvern North East Urban Extension. Modify to read, '1FE Expansion'.

Please delete 'On Site or' from infrastructure location column for Malvern North East Urban Extension. Modify to read 'Schools directly related to site'.

Please delete from description at the end of the table 'a specific project has been' to read ' on any specific projects unless identified in this appendix.'

Suggested Language / Grammar Changes:

Page 7 What the Levy is:

Paragraph 2.2 suggest changing 'transport-supporting facilities' to 'transport related facilities'

Page 8:

Paragraph 3.1 suggest changing first sentence to 'The following points outline the main reasons for implementing the Levy in South Worcestershire are'

Paragraph 3.1 Bullet point 2 suggest changing as repeats information from para 2.5. Change to ' The Levy increases the number and range of developments contributing to infrastructure funds including those previously exempt from Section 106 obligations.

Page 9:

Paragraph 3.3 Add 'NPPG' to 'paragraph 79 on CIL page spending the levy'
Page 10

Paragraph 4.1 Change 'have implemented restrictions' to 'has implemented restrictions'.

Page 11

Paragraph 4.5 Suggest delete 'obtained', 'the current' and add 'have submitted' to read 'SWDP either already have planning permission or have submitted planning applications'

Paragraph 4.5 Suggest add 'and published on the councils' website' to read 'a working document which will be reviewed annually and published on the councils' website'.

Paragraph 5.3 Suggest delete 'so far' to read ' the SWC have followed in setting the levy rates'.

Paragraph 5.6 Very long and hard to follow, suggest deletion and replacement of entire paragraph with:

- In 2012 and published in 2013, HDH Planning and Development (HDH) on behalf of Worcestershire County Council (WCC) and the six district / borough councils undertook a CIL viability analysis to aid the development of Charging Schedules across Worcestershire.
- In November 2012 HDH undertook a viability study for the SWC, with follow up viability work in 2013, September and December 2014 as a result of the outcome of the SWDP Stage 1 Examination.
- Following the PDCS consultation, further viability update work was carried out by HDH between late 2015 and early 2016. It is this update that has informed the proposed CIL rates and evidence base for the DCS. All of the viability reports are available on the SWDP website.

Paragraph 5.10 in the fifth line delete 'of which' to read 'with approximately half identified as the current funding gap'.

Suggest full delete of paragraph 5.11 all has been said before.

Suggest full delete of paragraph 5.13 Debatable if funding gap is increased or reduced by CIL making statement contentious.

Page 16

Paragraph 6.1 Add an 's' to read 'Build costs have risen significantly'

Paragraph 6.2 Second Bullet point suggest change 'created' to read which is being drafted in parallel'.

Page 18

Suggest title change to 'CIL Implementation and Payment'

Paragraph 7.3 Suggest delete 'or example in areas' and add 'may be encountered in' to read 'by taking account of financial restrictions, such as may be encountered in the development of homes within the buy to let sector'.

Page 19

Paragraph 8.2 Suggest delete 'proposed as' and amend to 'With the exception of the strategic sites (see table 2 below) the proposed rates are:'

Page 19

Suggest edit table 2 title to, ' SWDP Strategic Sites Proposed Rates' this makes it consistent with table 1 title.

Page 23

Paragraph 2 suggest removal of 'Community Infrastructure Levy' as acronym already introduced to read 'outlined in Regulation 122 of the CIL Regulations 2010 (as amended).'

If you would like to discuss this response please do not hesitate to contact Michael Martin-White (email: mmartin-white@worcestershire.gov.uk, telephone 01905 846718) in the first instance.

We look forward to continue working with you in detail on matters arising from the development of the draft charging schedule.

Yours Sincerely,



Emily Barker
Strategic Planning & Environmental Policy Manage

