

SOUTH WORCESTERSHIRE CIL DRAFT CHARGING SCHEDULE (SWCIL01)
(as amended by Statement of Modifications SWCIL04)

EXAMINER'S FURTHER INITIAL QUERIES AND COMMENTS

These queries and comments are addressed to the South Worcestershire Councils. They have been asked to respond by Tuesday 1 November 2016 and their response will be posted on the CIL examination webpage.

1. Is it intended that the Student Accommodation, Food Retail (Supermarkets) and Retail Warehouses charging rates shown in Table 1 will not apply to the Strategic Sites?
2. Are the Residential CIL rates shown in Table 1 and the CIL rates shown in Table 2 intended to apply to Residential development within use class C3 only?
3. In Table 2, what is the purpose of the column headed "Comments"? Could it be deleted?
4. On the Evesham Main Urban Area map, is it intended that site SWDP50/7 (Land off Abbey Road, Evesham) should lie outside the Evesham Main Urban Area and thus be subject to a proposed £40psm CIL charge?
5. It appears that PM9 (in SWCIL04) should refer to Table 2, not Table 1.
6. The changes to the titles of Tables 1 & 2 do not appear in the Statements of Modifications.
7. In Table 2, there appears to be no need for the rates in each row of column 2 to have the suffix "m²".
8. CIL Regulation 12(2)(c) states that where differential rates are set, the draft charging schedule must contain a map which–
 - (i) identifies the location and boundaries of the zones,
 - (ii) is reproduced from, or based on, an Ordnance Survey map,
 - (iii) shows National Grid lines and reference numbers, and
 - (iv) includes an explanation of any symbol or notation which it uses.

9. The published draft charging schedule contains a single map which is at too small a scale to identify accurately the boundaries of the charging zones. Nor does it show National Grid reference numbers. In addition, the SWDP reference numbers for the strategic sites are not shown, whereas they are used in the draft charging schedule.
10. Larger-scale maps for the main urban areas are provided on the CIL webpage. These also lack National Grid reference numbers. In addition, the SWDP reference numbers for the strategic sites are not shown, whereas they are used in the draft charging schedule.
11. On the Worcester City map:
 - the zone outlined in black is referred to as "Worcester City Administrative Boundary", whereas "Worcester City Main Urban Area" is the description used in the draft charging schedule.
 - There is an overlap between the Main Urban Area boundary and the Worcester South Strategic site boundary. Thus it is not clear which zone the area of overlap falls into.
12. On each of the other maps:
 - presumably due to the method used to produce the map, the outlines of the main urban areas are shown as a series of straight lines that appear not to align exactly with the "true" boundaries. In accordance with the CIL Regulations, the boundaries shown on the map, rather than the "true" boundaries, will be taken as definitive in assessing which sites (or parts of sites) are and are not liable for CIL.
 - as with the Worcester City map, in some cases there are overlaps between a Main Urban Area boundary and a Strategic Site boundary. Thus it is not clear which zone the areas of overlap fall into.