


Shropshire Levy Draft Charging Schedule: Representations Form

 <p style="font-size: 24pt; margin: 0;"><b>Shropshire</b></p> <p style="margin: 0;">Council</p>	<p style="font-size: 18pt; margin: 0;"><b>Community Infrastructure Levy</b></p> <p style="font-size: 18pt; margin: 0;"><b>Draft Charging Schedule</b></p> <p style="font-size: 18pt; margin: 0;">Representations Form</p>
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**Please return to:**

**Planning Policy Team**, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND, preferably by email to [planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk)

**BY 21<sup>st</sup> April 2011**

**1. Personal Details\***

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

**2. Agent's Details (if applicable)**

Title	<input type="text" value="MR"/>	<input type="text"/>
First Name	<input type="text" value="PETER"/>	<input type="text"/>
Last Name	<input type="text" value="RICHARDS"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="SOLE PRINCIPLE"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="PETER RICHARDS &amp; CO"/>	<input type="text"/>
Address Line 1	<input type="text" value="CRAB TREE FARM"/>	<input type="text"/>
Line 2	<input type="text" value="PICES HEATH"/>	<input type="text"/>
Line 3	<input type="text" value="WITCHURCH"/>	<input type="text"/>
Post Code	<input type="text" value="SY13 3JY"/>	<input type="text"/>
Telephone Number	<input type="text" value="01948 840309"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="petes-richards@live.co.uk"/>	<input type="text"/>

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### Matters on which representations may be made

The purpose of the examination is to consider whether the Draft Charging Schedule meets the following statutory tests in accordance with sections 212(4) and 221 of the Planning Act 2008:

- (a) That the charging authority has complied with the requirements of the Planning Act 2008 and the CIL Regulations;
- (b) That the charging authority has used appropriate available evidence to inform the draft charging schedule;
- (c) That the charging authority has had regard to the Statutory Guidance, "Charging setting and charging schedule procedure guidance" (March 2010).

Representations must relate to these matters. Other matters may be outside the scope of the examination and will be subject to the Examiner's judgement as to their relevance.

All representations will be considered by the Examiner as written representations. In addition, any persons or organisations making representations have the right to be heard in person at the examination, should they choose to appear. The examination will take the format of a hearing, using an informal 'round table' format under the direction of the Examiner.

Q1. Please indicate whether you wish to be present at the Hearing

a) Yes	
b) Possibly: to be decided at a later date and confirmed with the Council in May / June (we will write to you to confirm)	✓
c) No: please treat my representation as a Written Representation (note that equal weight will be given by the Examiner to written representations)	

### (a) Procedural and Legal Points

Q2. Do you wish to make representations regarding matters of technical compliance with the Planning Act 2008 or the CIL Regulations?

a) No	✓
b) Yes (please detail using continuation sheets if necessary)	

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(b) Appropriate Available Evidence


Q3. Do you have any representations regarding the evidence that has been used to inform the Draft Charging Schedule?

(please detail using continuation sheets if necessary)

I UNDERSTAND THE CHARGING ~~LEYS~~ SCHEDULE HAS BEEN BASED ON EVIDENCE OF S.106 CONTRIBUTIONS COUNCIL'S PREVIOUSLY MADE WITHIN THE ~~DISTRICT'S~~ LAST PLAN PERIOD. I FEEL THIS IS AN UNFAIR SAMPLE, AS I UNDERSTAND 60% OF ALL RESIDENTIAL DEVELOPMENT WITHIN ~~THE~~ ~~THE~~ LAST PLAN DIDN'T INVOLVE A S.106? - ~~THESE~~ ~~IT IS UNFAIR TO~~ ~~TO~~ ~~FOR~~ ~~THE~~ ~~60%~~ ~~SAMPLE~~ ~~THE~~ ~~AVERAGE~~


Q4. Do you have any representations regarding the Council's interpretation or use of the evidence?

(please detail using continuation sheets if necessary)



Q5. Do you have any other representations regarding the statutory test, "That the charging authority has used appropriate available evidence to inform the draft charging schedule"?

(please detail using continuation sheets if necessary)



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**(c) Regard to the Statutory Guidance**

Q6. Do you have any comments on the proposed Levy rates for residential development, of £40/m<sup>2</sup> in Shrewsbury, the towns and key centres and £80/m<sup>2</sup> in the rural area?

(NB. Comments relating to charging zones should be addressed in Q7 and comments relating to affordable housing should be addressed in Q8)

*(please detail using continuation sheets if necessary)*

I ~~FEEL~~ FEEL THE RATES QUOTED FOR RURAL AREAS, PARTICULARLY IN LOWER VALUE AREAS IN THE NORTH, WILL BE VERY DAMAGING ON THE VIABILITY OF RESIDENTIAL DEVELOPMENTS IN THESE AREAS. WHILST MANY PROJECTS MAY STILL BE TECHNICALLY VIABLE, THE EXPECTATIONS OF LANDOWNERS WILL TAKE A LONG TIME TO ADJUST - AS A RESULT A LARGE AMOUNT OF PROJECTS WILL NOT COME FORWARD.

Q7. Do you have any comments on the boundary line between the two Charging Zones?

*(please detail using continuation sheets if necessary)*

Q8. Do you have any comments on the proposed nil Levy rate for affordable housing?

*(please detail using continuation sheets if necessary)*

I AGREE WITH THIS.

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Q9. Do you have any comments on the proposed Levy rates for any other type of development (commercial, industrial, employment, retail, hotels, residential institutions, assembly and leisure, agricultural or other uses)?

*(please detail using continuation sheets if necessary)*

WHILST EMPLOYMENT DEVELOPMENT SHOULDN'T BE STIFLED BY CIL - I FEEL RESIDENTIAL DEVELOPMENT IS BEING UNFAIRLY ~~BE~~ SINGLED OUT. BUT IN SAYING THAT IT WOULD NOT BE ~~BE~~ HELPFUL TO THE ECONOMY TO CHARGE CIL ON COMMERCIAL, AGRICULTURAL, INDUSTRIAL ~~USE~~ OR SIMILAR USES.

Q10. Do you have any other comments relating the Council's Charging Schedule?

*(please detail using continuation sheets if necessary)*

**Comments on other matters**

Please note that comments on the Accompanying Notes or any other matters that do not form part of the Charging Schedule will not be considered in the examination, but will be included as part of the responses to the concurrent consultation on the Developer Contributions Supplementary Planning Document. This includes comments on the types of infrastructure on which the CIL may be spent in the future.