


Shropshire Levy Draft Charging Schedule: Representations Form

 <p>Shropshire Council</p>	<p>Community Infrastructure Levy Draft Charging Schedule</p> <p>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

BY 21st April 2011

1. Personal Details*	2. Agent's Details (if applicable)	
<i>*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.</i>		
Title		
First Name	Shrewsbury Town Centre	John
Last Name	Residents' Association	Simblet
Job Title (where relevant)		Committee member
Organisation (where relevant)		
Address Line 1		
Line 2		Shrewsbury
Line 3		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

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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 <i>(please detail using continuation sheets if necessary)</i>	

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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)

No

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

(please detail using continuation sheets if necessary)

No

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)

No

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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/m² in Shrewsbury, the towns and key centres and £80/m² 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)

We support these levy rates, noting that procedures for review are built into the proposals

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

(please detail using continuation sheets if necessary)

No

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

(please detail using continuation sheets if necessary)

We support a nil levy rate for affordable housing

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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)?

Q9 We have some anxieties on the nil levy rate for all non-housing developments, some of which might impose considerable infrastructure costs without contributing to them, and which might impact unfavourably on services and facilities available in centres of market towns. If it is argued that such issues can be dealt with through the normal planning process we would counter that this is a return to casebycase development response that the CIL process is meant to avoid, and that we fear that in the longer term CIL will replace Section 106 agreements, thus avoiding developer contributions. We prefer to see a mechanism in place that can be operated sensitively and reviewed in the light of actual experience. We would also comment that there seems to be no provision for applying a levy where such exempt developments are subsequently converted for residential use.

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.

Comments on other matters

1. We do not understand why mezzanine floors are outside this system.
2. We wish to see the continuation of some of the more flexible and imaginative 106 agreements, such as support for bus services or for mitigating harm to towncentre facilities.
3. Especially in the light of what may prove to be very narrow Localism we wish to maintain the concept of CIL expenditure over a broader geographical and infrastructure range.
4. For our particular area, our infrastructure priorities concern traffic and transport (the introduction of the threepoint access plan to improve access, AQM, pedestrian-friendliness); flood prevention/control; town-centre business support; if more development, sewerage.