

Preliminary Draft Charging Schedules for Broadland, Norwich and South Norfolk
Monday 3 October 2011 – Monday 14 November 2011

Notice of consultation

Date	Activity	Appendix
28 September 2011	Letter sent to The Planning Inspectorate	1
28 September 2011	Letter sent to 51 statutory consultees	2
28 September 2011	Letter sent to all 176 Parish Councils within Broadland and South Norfolk	3
28 September 2011	Letter sent to approx 4000 general bodies, including businesses, developers and agents, local community groups, and other interested parties	4
30 September 2011	Quarter page advert published in the following papers: <ul style="list-style-type: none"> • Great Yarmouth Mercury • Beccles Bungay Mercury • North Norfolk News • Norwich Advertiser • Wymondham Mercury • Diss Mercury 	5
3 October 2011	Quarter page advert published in the following papers: <ul style="list-style-type: none"> • EDP • Norwich Evening News 	5
3 October 2011 – 14 November 2011	Consultation Webpage live on the GNDP website	6
28 October 2011	Quarter page reminder advert published in the following papers: <ul style="list-style-type: none"> • Great Yarmouth Mercury • Beccles Bungay Mercury • North Norfolk News • Norwich Advertiser • Wymondham Mercury • Diss Mercury 	7
31 October 2011	Quarter page reminder advert published in the following papers: <ul style="list-style-type: none"> • EDP • Norwich Evening News 	7

Greater Norwich Development Partnership
 PO Box 3466
 Norwich
 NR7 7NX

t: 01603 430129
 e. s.eastaugh@gndp.org.uk

28 September 2011

Alison Ingham
 The Planning Inspectorate,
 3/25 Hawk Wing,
 Temple Quay House,
 2 The Square, Temple Quay,
 Bristol BS1 6PN

Dear Alison

Community Infrastructure Levy: Preliminary Draft Charging Schedules for Broadland District Council, Norwich City Council and South Norfolk Council Consultation 3 October – 14 November 2011

Further to our correspondence in September 2010 regarding the Greater Norwich Development Partnership's timetable for the introduction of a Community Infrastructure Levy, I am writing to you to provide you with an update on the current timetable, including that of our Examination in Public.

The expected timetable is as follows:

Preliminary Draft Charging Schedule Consultation	3 October 2011 – 5pm on 14 November 2011
Draft Charging Schedule Publication	January 2012*
Examination	March 2012 – July 2012
Adoption	Summer 2012

**Subject to approval from Councils*

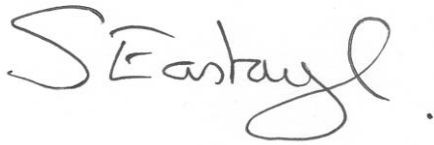
As you can see the Partnership would be in a position to submit in March 2012 and would wish to appoint a Planning Inspectorate Independent Inspector to undertake the Examination in Public of the Charging Schedules for Broadland District Council, Norwich City Council and South Norfolk Council as a joint examination under regulation 22 of the Community Infrastructure Levy (Amendment) Regulations 2011.

Our current understanding is that the Examination in Public process is expected to take 20 weeks. The Partnership is keen to be able to push this timetable wherever possible to ensure a CIL can be introduced in a timely fashion and I would appreciate a conversation with you about the opportunities to do this.

Please could you provide a fee schedule for the examination, I will contact you to discuss the timetable soon.

I have enclosed the consultation material for the Preliminary Draft Charging Schedules for your information – if you have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Eastaugh', followed by a period. The signature is written in a cursive, flowing style.

Sandra Eastaugh
Greater Norwich Development Partnership Manager

28 September 2011

Dear consultee

**Community Infrastructure Levy Regulations 2011 (amended)
Preliminary Draft Charging Schedule Consultation
3 October 2011 – 14 November 2011
Notice of consultation**

The three councils of Broadland, Norwich and South Norfolk have chosen to work together as the Greater Norwich Development Partnership (GNDP) and adopt a co-ordinated approach to the implementation of Community Infrastructure Levy (CIL).

I am writing to inform you that the GNDP will be publishing Preliminary Draft Charging Schedules for the CIL for Broadland, Norwich and South Norfolk, under the Community Infrastructure Regulations 2011 (amended), and is inviting comments on these Schedules over a six-week period from **Monday 3 October 2011** until **5pm on Monday 14 November 2011**.

In order to comply with the regulations, three separate Preliminary Draft Charging Schedules have been published for comment. These are almost identical and they share the same evidence base. The only difference in the schedules relates to the geographical charging zones for residential development, Norwich is entirely in Zone A and Broadland and South Norfolk include areas in both Zone A and Zone B.

The following documents are enclosed with this letter:

- Preliminary Draft Charging Schedule for Broadland
- Preliminary Draft Charging Schedule for Norwich
- Preliminary Draft Charging Schedule for South Norfolk
- A supporting document - Community Infrastructure Levy: Background and Context

There are a number of additional documents available on the GNDP website providing supporting evidence, these are also available for comment and are listed below:

- Viability Advice on a CIL/ Tariff for Broadland, Norwich and South Norfolk (GVA, December 2010)
- Charging Zones Schedule Report (GVA, July 2011)
- Topic Paper: Green Infrastructure and Recreational Open Space (GNDP, June 2011)

The consultation documents are available online at www.gndp.org.uk or can be viewed at the council offices detailed below:

- Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU
- Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH
- South Norfolk Council, South Norfolk House, Swan Lane, Long Stratton, NR15 2XE

A response form for your comments is enclosed. All representations must be received by **5pm on Monday 14 November 2011**.

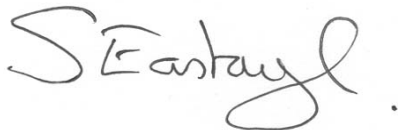
An indicative timetable for the introduction of a Community Infrastructure Levy is outlined below:

Preliminary Draft Charging Schedule Consultation	3 October 2011 – 5pm on 14 November 2011
Draft Charging Schedule Publication	January 2012*
Examination	March 2012 – July 2012
Adoption	Summer 2012

**Subject to approval from Councils*

To find out more about the CIL in your area please contact the GNDP office tel: 01603 430144.

Yours faithfully,



Sandra Eastaugh
Greater Norwich Development Partnership Manager

28 September 2011

Dear consultee

Community Infrastructure Levy Regulations 2011 (amended)

Preliminary Draft Charging Schedule Consultation 3 October 2011 – 14 November 2011 Notice of consultation

As you will know from recent Parish and Town Council briefings and newsletters, over the last few months we have been working hard on the development of a Community Infrastructure Levy (CIL). I am writing to inform you that the Greater Norwich Development Partnership (GNDP) will be publishing Preliminary Draft Charging Schedules for the Community Infrastructure Levy (CIL) for Broadland, Norwich and South Norfolk, under the Community Infrastructure Levy Regulations 2011 (amended), and is inviting comments on these Schedules over a six-week period from **Monday 3 October 2011** until **5pm on Monday 14 November 2011**.

What is the Community Infrastructure Levy?

In 2010 the Government introduced the Community Infrastructure Levy (CIL) as a new way of collecting contributions from developers to provide infrastructure to support development.

CIL allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The Levy can be used to pay for a wide range of infrastructure that is needed as a result of development. This will include transport schemes, schools, community facilities and open space.

Broadland, Norwich and South Norfolk councils are considering introducing a CIL. The first stage of work is to set a charging rate for the different types of developments which pay the levy. To set a rate of CIL it is necessary to show that the levy is needed to fund the infrastructure required and to look at the impact that rate of CIL would have on development viability.

What will this mean for Parish & Town Councils?

The Government will expect neighbourhoods where CIL money is raised to receive a 'meaningful proportion' of the CIL income to go to neighbourhoods for them to spend on local infrastructure projects. The level of CIL income a neighbourhood will receive will be directly related to the level of new housing growth in the area. How a neighbourhood decides to spend this money will be up to them.

The local authorities will work with developers, Parish and Town Councils and service providers to ensure that utilities, transport, education, social and community infrastructure and open space are provided in the right place, at the right time.

We are currently looking at the Parish and Town Plans which exist in the areas where growth is expected to see what the main local infrastructure priorities are.

It is very important that as a Parish or Town Council you have a clear understanding of what infrastructure is needed locally. The types of infrastructure we would like you to think about are the facilities which are needed and will be used by the community. Would you like to see an improvement in footpaths and cycleways in the parish? Do you need a new community hall or playing field? Is there a need for some allotments? You will not be held to this infrastructure list; however it is important that you start to think about it now.

Preliminary Draft Charging Schedule Consultation

The three councils of Broadland, Norwich and South Norfolk have chosen to work together as the GNDP and adopt a co-ordinated approach to the implementation of CIL. In order to comply with the regulations, three separate Preliminary Draft Charging Schedules have been prepared and published for comment. These are almost identical and they share the same evidence base. The only difference in the schedules relates to the geographical charging zones for residential development, Norwich is entirely in Zone A and Broadland and South Norfolk include areas in both Zone A and Zone B.

The following documents are enclosed with this letter:

- Preliminary Draft Charging Schedule for Broadland
- Preliminary Draft Charging Schedule for Norwich
- Preliminary Draft Charging Schedule for South Norfolk
- A supporting document: 'Community Infrastructure Levy: Background and Context'

There are also additional documents available on the GNDP website providing supporting evidence, these are also available for comment and are listed below:

- Viability Advice on a CIL/ Tariff for Broadland, Norwich and South Norfolk (GVA, December 2010)
- Charging Zones Schedule Report (GVA, July 2011)
- Topic Paper: Green Infrastructure and Recreational Open Space (GNDP, June 2011)

It is important that Parish and Town Councils take time to consider the consultation documentation as they will have an important role to play in providing community infrastructure. You may wish to discuss the documentation and the consultation at a forthcoming meeting and if you feel it would be helpful for an officer to attend your meeting to answer questions about the CIL please contact your local council. Details on how to make your comments can be found in the 'How to respond to the

consultation' section of the enclosed response form. All representations must be received no later than **5pm on Monday 14 November 2011**.

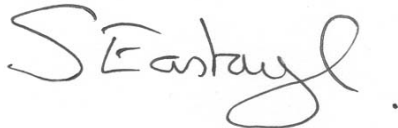
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**Subject to approval from Councils*

To find out more about the CIL in your area, or to arrange for an officer to attend your meeting, please contact the GNDP office tel: 01603 430144.

Yours faithfully,



Sandra Eastaugh
Greater Norwich Development Partnership Manager

28 September 2011

**Community Infrastructure Levy Regulations 2011 (amended)
Preliminary Draft Charging Schedule Consultation
3 October 2011 – 14 November 2011
Notice of consultation**

I am writing to inform you that the Greater Norwich Development Partnership (GNDP) will be publishing Preliminary Draft Charging Schedules for Broadland, Norwich and South Norfolk, under the Community Infrastructure Levy Regulations 2011 (amended), on **Monday 3 October 2011** and is inviting comments on these Schedules over a six-week period until **5pm on Monday 14 November 2011**.

The Community Infrastructure Levy (CIL) is a new levy that local authorities in England and Wales can choose to charge on new development in their area. The money can then be used to fund a wide range of additional infrastructure that is required as a result of development. This requirement might include transport, such as new or safer road schemes, green infrastructure, such as park and open space improvements, and community facilities.

The majority of new development has some level of impact on the infrastructure needs of the area and therefore it is appropriate that the development itself should contribute to the associated costs of those needs. The CIL will be payable by the majority of new housing developments, and a range of other development types. It will give developers a clear understanding of the financial contribution they are expected to make towards the delivery of community infrastructure needs and it will give the Local Planning Authority a simple process for the collection of these contributions.

The three councils of Broadland, Norwich and South Norfolk have chosen to work together as the GNDP and adopt a co-ordinated approach to the implementation of CIL. In order to comply with the regulations, three separate Preliminary Draft Charging Schedules have been prepared and published for comment.

The consultation documents, and supporting evidence, are available online at **www.gndp.org.uk** or can be viewed at the council offices detailed below:

- Broadland District Council: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich NR7 0DU
- Norwich City Council: City Hall, St Peter's Street, Norwich, NR2 1NH
- South Norfolk Council: South Norfolk House, Swan Lane, Long Stratton, NR15 2XE

The consultation documents will also be available at libraries, at the Broads Authority offices and at the Norfolk County Council offices at County Hall.

Representations should be made electronically where possible using the response form available online at www.gndp.org.uk and emailed to cil@gndp.org.uk by **5pm on Monday 14 November 2011**.

Alternatively representations can be submitted in writing to:

Greater Norwich Development Partnership
PO Box 3466
Norwich
NR7 7NX

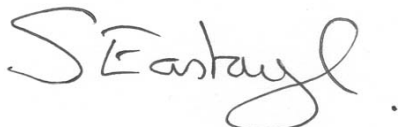
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Yours faithfully,



Sandra Eastaugh
Greater Norwich Development Partnership Manager

Note:

You have received this letter as you have been identified as an interested party or have previously responded to a similar consultation. Please let us know if you do not wish to receive any further communications of this nature.

Advert



Community Infrastructure Levy Regulations 2011 (amended)

Preliminary Draft Charging Schedule Consultation
3 October 2011 – 14 November 2011

Notice of consultation

The Community Infrastructure Levy (CIL) is a new levy that local authorities in England and Wales can choose to charge on new development in their area. The money can then be used to fund a wide range of additional infrastructure that is required as a result of development. This requirement might include transport, such as new or safer road schemes, green infrastructure, such as park and open space improvements, and community facilities, such as a new community centre.

The majority of new development has some level of impact on the infrastructure needs of the area and therefore it is appropriate that the development itself should contribute to the associated costs of those needs. The CIL will be payable by the majority of new housing developments, and a range of other development types. It will give developers a clear understanding of the financial contribution they are expected to make towards the delivery of community infrastructure needs and it will give the Local Planning Authority a simple process for the collection of these contributions.

The Greater Norwich Development Partnership will be publishing Preliminary Draft Charging Schedules for Broadland, Norwich and South Norfolk, which contain the proposed CIL rates, on Monday 3 October 2011 and is inviting comments on these Schedules over a six-week period until 5pm on Monday 14 November 2011.

The consultation documents, and supporting evidence, are available online at www.gndp.org.uk or can be viewed at the council offices detailed below:

Broadland District Council: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich NR7 0DU
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The consultation documents will also be available at libraries, at the Broads Authority offices and at the Norfolk County Council offices at County Hall.

Representations should be made electronically where possible using the response form available online at www.gndp.org.uk and emailed to cil@gndp.org.uk by 5pm on Monday 14 November 2011.

Alternatively representations can be submitted in writing to:

Greater Norwich Development Partnership
PO Box 3466
Norwich
NR7 7NX

For more information please contact the GNDP office:
Tel: 01603 430144



Greater Norwich Development Partnership

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- Design Review >
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Community Infrastructure Levy – 14 Nov 2011

In April 2010 a new way of collecting developer contributions to help fund infrastructure projects was introduced. The Community Infrastructure Levy (CIL) allows local authorities to charge a tariff, at a locally set rate, on many types of new development. The money can then be used to pay for a wide range of additional infrastructure that is required as a result of development. This can include transport schemes, green infrastructure and community facilities.

Public consultation on Preliminary Draft Charging Schedules: 3 October 2011 – 14 November 2011

The GNDP has published Preliminary Draft Charging Schedules for Broadland, Norwich and South Norfolk over a six-week period from Monday 3 October to Monday 14 November 2011.

To download the response form [click here](#)

In order to comply with the regulations, three separate Preliminary Draft Charging Schedules have been published for comment. These all share the same evidence base. The only difference is the geographical charging zones for residential development. Broadland and South Norfolk include areas in both Zone 1 and Zone 2.

The consultation documents can be viewed by clicking on the links below:

CIL 1
[Download >](#)

CIL 2
[Download >](#)

CIL 3
[Download >](#)

CIL 4
[Download >](#)

There are also additional documents available providing supporting evidence, these are available for comment and are listed below:

Viability Advice On CIL/ Tariff For Broadland, Norwich And South Norfolk
[Download >](#)

CIL Viability Advice Addendum On Final Report
[Download >](#)

CIL Charging Zones Study Main Report (GVA, August 2011)
[Download >](#)

CIL Charging Zones Schedule Report: Appendix 1
[Download >](#)

Green Infrastructure And Recreational Open Space Topic Paper
[Download >](#)

To comment on the consultation documents or supporting evidence please [click here](#) to download the response form

The consultation documents can also be viewed at the council offices detailed below:

- > Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich NR7 0DU
- > Norwich City Council, City Hall, St Peter's Street, Norwich, NR2 1NH
- > South Norfolk Council, South Norfolk House, Swan Lane, Long Stratton, NR15 2XE

An indicative timetable for the introduction of a Community Infrastructure Levy is outlined below:

- > Preliminary Draft Charging Schedule Consultation 3 October 2011 – 5pm on 14 November 2011
- > Draft Charging Schedule Publication January 2012
- > Examination March 2012 – July 2012
- > Adoption Summer 2012

Background papers

Other studies inform the CIL process

Housing Market Assessment Update (Greater Norwich Housing Partnership, Sept 2011)
[Download >](#)

CIL Viability Advice: The Impact Of Garages On The Sale Of New Build Property (Mott MacDonald, Sept 2011)
[Download >](#)

For explanation of any of the terms used in the CIL consultation documents please refer to the [glossary](#)

Infrastructure Planning

The area has a significant infrastructure challenge ahead in order to deliver the required level of growth and we are developing and managing a delivery programme to support the implementation of the [Joint Core Strategy](#) (pdf, 7.2mb) and the [Greater Norwich Economic Strategy](#) (pdf, 1.04mb).

The GNDP has already done a considerable amount of background work on infrastructure needs through the [Infrastructure Needs and Funding Study 2009](#) (pdf, 9mb). The Partnership is developing and managing a comprehensive delivery programme to support the implementation of the Joint Core Strategy and the Greater Norwich Economic Strategy. This programme will be developed through the [Local Investment Plan and Programme \(LIPP\)](#) (pdf, 1.24mb). As decisions are made both locally and nationally on the prioritisation and funding of infrastructure, the content, phasing and priorities in the LIPP will be reviewed and updated regularly.

Other studies feeding into infrastructure planning include:

- > Green Infrastructure Study
- > Green Infrastructure Delivery Plan
- > Water Cycle Study
- > Strategic Flood Risk Assessment

These, and all other evidence studies, can be viewed in the Joint Core Strategy [evidence base](#)

POS CIL and Infrastructure Planning Advice Note

The Planning Officers' Society has published updated practical advice on CIL and infrastructure planning. The advice note is intended to provide sound and practical advice to authorities on what is needed in terms of infrastructure planning to underpin the local planning process and to implement CIL. It outlines the measures that are

Pin-point project

Latest news

for Norwich Northern 'great news' exit funding for the Norwich Distributor Road (NDR) is 'Great' is a tremendous shot in the arm for the economy' said the Leader of the County Council.

Environment today (14 December) has secured an additional £86.5m allocation for the Norwich Distributor Road (NDR) project to the A140 (Norwich) including the critical Postwick Hub improvement (see notes below).

Plans are available on Norfolk County Council's website

start

Internet 100%

Reminder Advert

**Greater Norwich
Development
Partnership**

Community Infrastructure Levy

Preliminary Draft Charging Schedule
Consultation

Deadline for comments —
5pm on Monday 14 November 2011

The Greater Norwich Development Partnership recently published Preliminary Draft Charging Schedules, containing the proposed Community Infrastructure Levy rates, for Broadland, Norwich and South Norfolk, and invited representations on these documents.

There is still time to comment. Representations will be accepted until **5pm on Monday 14 November 2011.**

The consultation documents, and supporting evidence, are available online at www.gndp.org.uk or can be viewed at the council offices detailed below:

Broadland District Council: Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich NR7 0DU

Norwich City Council: City Hall, St Peter's Street, Norwich, NR2 1NH

South Norfolk Council: South Norfolk House, Swan Lane, Long Stratton, NR15 2XE

For more information please contact the GNDP office:

Tel: **01603 430144**

Email: cil@gndp.org.uk



NORWICH
City Council



Norfolk County Council