

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

How to respond to this consultation

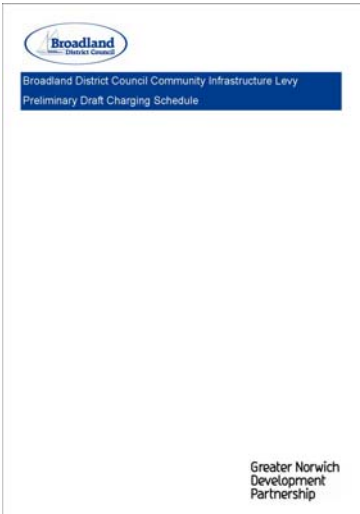
The Community Infrastructure Levy (CIL) is a new levy that local authorities in England and Wales can charge on new developments in their area. The money will be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, public transport and walking and cycling schemes, park improvements or a community hall.

The system is very simple. It applies to most new buildings and charges are fixed based on the size, type and location of the new development.

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 CIL. 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, Norwich is entirely in Zone A and Broadland and South Norfolk include areas in both Zone A and Zone B.

This is the first stage in consultation for setting a CIL for the three districts.

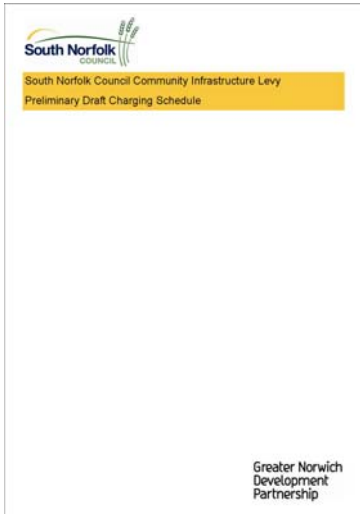
The Broadland District Council Preliminary Draft Charging Schedule looks like this:



The Norwich City Council Preliminary Draft Charging Schedule looks like this:



The South Norfolk Council Preliminary Draft Charging Schedule looks like this:



Getting involved

The consultation documents are:

- Preliminary Draft Charging Schedule for Broadland
- Preliminary Draft Charging Schedule for Norwich
- Preliminary Draft Charging Schedule for South Norfolk

As part of this consultation a number of documents providing supporting evidence have been published:

- The explanatory document 'Community Infrastructure Levy: Background and Context'
- 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)

There is also earlier background information supporting this consultation:

- Joint Core Strategy for Broadland Norwich and South Norfolk adopted March 2011
- Infrastructure Needs and Funding Study (EDAW/ AECOM 2009)
- Local Investment Plan and Programme for Broadland, Norwich and South Norfolk v4 June 2011

All these documents are available on the GNDP website, at www.gndp.org.uk.

The consultation documents and evidence can be viewed at each of the district council offices.

The consultation documents will also be available at libraries, at the Broads Authority offices and at the Norfolk County Council offices at County Hall. Where facilities are available evidence can be accessed via the GNDP website, www.gndp.org.uk.

The Department of Communities and Local Government has produced a helpful guide to the Community Infrastructure Levy that can be found on their website:

<http://www.communities.gov.uk/publications/planningandbuilding/cilsummary>

You can respond to this consultation by email or by post:

The Preliminary Draft Charging Schedules and the supporting evidence are open for six weeks of consultation from **3 October 2011** to **14 November 2011**. Consultation responses must be received by **5pm** on **Monday 14 November 2011** in order to be considered.

A response form is available on the GNDP website at www.gndp.org.uk. If possible, please use this form to assist us in analysing your response and in publishing them correctly.

For more information contact the GNDP:

tel: 01603 430144
email: cil@gndp.org.uk

When responding to the consultation you can comment on one, two or all three schedules. You can:

- Use one form to comment on the Preliminary Draft Charging Schedule for one district using one response form, or to give the same comment on the Preliminary Draft Charging Schedules for two or all districts or,
- Use more than one form to give different comments for each district's Preliminary Draft Charging Schedule that you are commenting on

Please note that comments cannot be treated as confidential. All responses to this consultation will be made available as public documents. Unfortunately we are only able to acknowledge emailed responses, but all comments will be carefully considered.

Forms and comments can be:

emailed to: cil@gndp.org.uk
posted to: GNDP, PO Box 3466, Norwich, NR7 7NX
hand delivered: to your local district council office:

- 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

Evidence

Please use this section to give us any comments you have on the evidence:

- The explanatory document 'Community Infrastructure Levy: Background and Context'
- Viability Advice on a CIL/ Tariff for Broadland, Norwich and South Norfolk (GVA, December 2010)
- Charging Zones Schedule Report (GVA, August 2011)
- Topic Paper: Green Infrastructure and Recreational Open Space (GNDP, June 2011)

Question 1: Having considered the evidence do you agree the appropriate balance between the desirability of funding from CIL and impacts on the economic viability have been met?

Yes No

Please add any comments below

No comment

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

Geographical zones

Please use this section to give us any comments about the boundaries of the geographical charging zones shown in appendix 1 of the Preliminary Draft Charging Schedule

Non-residential development zone boundary

Question 2: It is intended that, for non-residential development, one charging area will apply to the administrative areas of Broadland District Council, Norwich City Council and South Norfolk Council. Do you agree with this approach?

Yes No

Please add any comments below

My answer applies to: (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

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Residential development zone boundaries

Question 3: The viability evidence supports two charging zones for residential development, Zone A and Zone B. The Norwich City Council area falls entirely in Zone A. Broadland District Council and South Norfolk Council areas are within Zone A and Zone B. Do you agree with the boundaries for the charging zones?

Yes

No

Please add any comments below

Thurton Parish Council wishes to challenge the rationale to having 2 zones in South Norfolk. The cost of infrastructure to support growth will be equally high, if not higher, in zone B which covers the more rural areas.

Thurton Parish Council cannot see the evidence for drawing the boundary dividing zones A and B, between most of Bergh Apton, and Thurton/Ashby St Mary both of which are classified as service villages.

Thurton and Ashby St Mary lay immediately outside the zone A boundary. As one of very few service villages in this position, it is likely that developers will target Thurton and Ashby St Mary as lower CIL contributions will be advantageous to them. However, our infrastructure needs are no less than villages in zone A.

If zones A and B are retained, the boundary should be redrawn to include Thurton and Ashby St Mary in zone A. Failure to do so will place our villages at a double disadvantage of facing excessive pressure for development (which may be hard to resist under the proposed new national planning framework) and less CIL contributions to pay for essential infrastructure.

My answer applies to: (please mark one or more of the boxes):

Broadland

South
Norfolk

All

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Charging Schedule

Please use this section to comment on the rates of charge as shown in the table on page 2 of the Preliminary Draft Charging Schedule

Residential development – Zone A

Question 4a: It is intended that the rate of charge for residential development in Zone A will be within a range of £135 to £160 per m2.

What do you think the rate should be?

Question 4b: What is your justification for this rate?

No comment

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

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Residential development – Zone B:

Question 5a: It is intended that the rate of charge for residential development in the Zone B will be £75 per m². Do you agree with this approach?

Yes No

Please add any comments below

The charge should be higher to reduce the difference between zones A and B. This would reduce the pressure for excessive development in zone B, which would be against the objectives of the Joint Core Strategy and would be less sustainable.

Question 5b: If you answered no to the above question:

What should the charge be?

What is your justification for this rate?

Please see response to question 3

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

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Residential development – zones A and B

Question 6a: It is intended that the rate of charge for domestic garages (excluding shared-user garages) in Zones A and B will be within a range of £25 to £35 per m2.

What do you think the rate should be?

Question 6b: What is your justification for this rate?

No comment

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

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Large convenience goods based supermarkets and supermarkets

Question 7a: It is intended that the rate of charge for large convenience goods based supermarkets and superstores of 2,000m² gross or more will be £135 per m². Do you agree with this approach?

Yes No

Please add any comments below

No comment

Question 7b: If you answered no to the above question:

What should the charge be?

What is your justification for this rate?

No comment

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

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Other retail and assembly and leisure developments

Question 8a: It is intended that the rate of charge for all other retail and assembly and leisure developments will be £25 per m2 (including shared user garages). Do you agree with this approach?

Yes No

Please add any comments below

No comment

Question 8b: If you answered no to the above question:

What should the charge be?

What is your justification for this rate?

No comment

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

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Community uses

Question 9a: It is intended that the rates of charge for all other Community Uses will be £0 per m2. Do you agree with this approach?

Yes

No

Please add any comments below

No comment

Question 9b: If you answered no to the above question:

What should the charge be?

What is your justification for this rate?

My answer applies to (please tick one or more of the boxes):

Broadland

Norwich

South
Norfolk

All

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

Other types of development

Question 10a: It is intended that the rates of charge for all other types of development (including shared-user garages) covered by the CIL regulations will be £5 per m2. Do you agree with this approach?

Yes No

Please add any comments below

No comment

Question 10b: If you answered no to the above question:

What should the charge be?

What is your justification for this rate?

My answer applies to (please tick one or more of the boxes):

Broadland Norwich South Norfolk All

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

There are other issues we would like your views on, though these are not part of the Preliminary Draft Charging Schedules.

Discretionary relief

The approach to discretionary relief can be found on page 3 of the Preliminary Draft Charging Schedule and in section 12 of the 'Community Infrastructure Levy: Background and Context'.

Question 11 Do you agree with the approach to Discretionary Relief?

Yes No

Please add any comments below

No comment

My answer applies to (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

Staging of payments

The approach to the staging of payments can be found in page 3 of the Preliminary Draft Charging Schedule and in section 11 and appendix 4 of the document 'Community Infrastructure Levy: Background and Context'.

Question 12: Do you have any comments about the draft policy

Yes No

Please add any comments below

No comment

My answer applies to: (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

Payment in kind

Within the GNDP area, where land is required within a development to provide built infrastructure to support that development (such as a school) it will be expected that land transfer will be at no cost to the local authorities and will not be accepted as a CIL payment in kind. Where the facility is needed to serve more than one development, any land transfer over and above that needed for the specific development would be regarded as payment in kind of CIL. The approach to payment in kind can be found on page 3 of the Preliminary draft charging schedule and in section 12 of the document 'Community Infrastructure Levy: Background and Context'.

Question 13: Do you agree with the approach to payment in kind?

Yes No

Please add any comments below

NO COMMENT

My answer applies to: (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

Neighbourhoods and CIL

The Government proposes that neighbourhoods where development takes place will receive a 'meaningful proportion' of CIL revenue to spend on infrastructure projects locally. The local community will be able to decide how this money should be spent as long as it is used for infrastructure.

The government is currently consulting on this proposal which can be found its website at www.dclg.gov.uk.

The consultation suggests that in Broadland and South Norfolk districts the Parish and Town Councils will take on this responsibility. In Norwich, where there are no Parish or Town councils, an approach appropriate to the area will need to be developed.

Question 14a: Subject to any updated Regulations it is proposed that 5% of the net CIL receipts be passed to local communities (e.g. the Parish Council or Town Council in the two rural districts) who express an interest in receiving it. Do you agree with this approach?

Yes No

Please add any comments below

no comment

My answer applies to: (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

Question 14b: Do you have any views about how the CIL which will be made available for the local community in Norwich, where there are no Parish or Town Councils, should be administered?

Please add any comments below

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Other comments

Question 15: Do you have any other comments on the Preliminary Draft Charging Schedule(s) or the Community Infrastructure Levy?

Yes No

Please add any comments below

No comment

My answer applies to: (please mark one or more of the boxes):

Broadland Norwich South Norfolk All

For paper copies of this form please email cil@gndp.org.uk or telephone 01603 430144

Please return the form to:

Email: cil@gndp.org.uk

Post: Greater Norwich Development Partnership
PO Box 3466
Norwich
NR7 0NX

OFFICE USE ONLY:

Date received:

Representation no:

Forms can also be delivered by hand to:

to your local district council office or to the County Council:

- 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

ALL FORMS MUST BE RECEIVED BY 5PM ON MONDAY 14 NOVEMBER 2011

NOTE In accordance with CIL regulations, the charging rates proposed in the Preliminary Draft Charging Schedules aim to balance the need to fund infrastructure in Greater Norwich with the potential impact on the economic viability of development. Any comments suggesting a variation in the rate of CIL should be justified by viability evidence.

Additional response by Thurton Parish Council to GNDP consultation on the proposed Community Infrastructure Levy. Boundary between zones A and B in South Norfolk.

You will have received comments from Thurton Parish Council, primarily regarding the proposed boundary between residential charging zones A and B in South Norfolk. Following clarification received at the very helpful briefing by GNDP organised by NALC on 01/11/2011, we are supplying the following information to support our assertion that Thurton and Ashby should be included in zone A.

We now understand that judgements about the positioning of the boundary are determined by house prices.

Recommendation: We conclude that there is probably a case for extending the southern boundary for zone A to include Seething, the remaining area of Bergh Apton, and Claxton along with Thurton and Ashby St Mary. However we have only researched the position in depth from Thurton and Ashby St Mary.

Thurton Parish Council requests that the following evidence be accepted and that the villages of Thurton and Ashby St Mary are included in zone A.

Evidence: A thorough search of property data bases; Mouseprice (Land Registry) Zoopla and Right Move has provided consistent evidence to support our assertion that the basis of the drawing of the boundary is not “fine tuned” and does not reflect domestic property prices in Thurton and Ashby St Mary.

The very limited amount of recent estate new build in this area, has resulted in , to some extent, us having to use proxies including historical data, village average sale prices (for all types of residential property) and property prices for dwellings which are not new build .However we have tried to provide the most relevant data available.

Current average property values NR14 (Mouseprice)

The Mouseprice (Land Registry) raw data for NR14 is available but the detailed commentary / analysis is not up to date. (2006)

GVA state in their presentation to the GNDP Developers Forum in May that they have used Land Registry data to assess residential house prices.

The boundary between zones A and B cuts through NR14. The NR14 population is 21,693 occupying 9,315 homes. Over 50% of properties are detached the majority of which are owner occupied. 10.1% are socially rented.

Average current values:

Size	NR14	NR	National
2 bed	£169,000	£139,900	£163,500
3 bed	£205,600	£169,600	£190,800
4 bed	£287,100	£262,800	£344,000

This demonstrates that while the average stock in the NR area is below the national average, the stock in NR14 is above the national average.

Properties in Thurton and Ashby (Zoopla) v NR14

Due to low numbers of dwellings and low turnover, average house price data for 2 and 3 bed dwellings has been taken for the last 5 years. Almost all the properties in the villages are 2 and 3 bed.

Thurton average	£221,260 (20 properties sold)
Ashby St Mary average	£265,661 (18 properties sold)
Average Thurton and Ashby St Mary	£ 243,460
Average NR14	£187,300

This demonstrates that the value of properties in Thurton and Ashby is considerably higher than the average for NR14

House prices in Service Villages (Zoopla)

In our original response to your consultation we explained our concern about the potential for excessive pressure for development falling on Service Villages (as defined in the JCS) which lie just outside the zone A boundary. We have reviewed the villages in South Norfolk which fall into this situation and which are also well situated in respect of direct "A" road access to Norwich. There appear to only 2 villages which fall into this category Thurton with Ashby St Mary and Newton Flotman (which is in the Norwich Policy Area).

Comparison of house average prices:

Thurton and Ashby St Mary £243,460

Newton Flotman £182,186

This demonstrates that property values in Thurton and Ashby are considerably higher than in the only other Service village in South Norfolk in a comparable position.

New build estate based comparison. (Rightmove)

There is no recent estate based development in Thurton and Ashby St Mary.

However one small estate has been built in each village within approximately the last 20 years.

Figures for resale in 2010/2011 are:

Thurton, The Meadows (Persimmon Homes) 1 detached property £190,000

Ashby St Mary, Foxglove Close (Bovis) 2 detached properties £ 226,500 and £ 330,000

Ashby St Mary, St. Mary's Rd. (Bovis) 1 detached property £259,000

This shows the relatively high values of estate base property in Thurton and Ashby St Mary compared with figures for example, Poringland which is included in zone A

High property price area currently in zone B (Zoopla)

Our conclusion that there is a high value area currently lying outside of zone A is reinforced by average house price sales in the last 5 years for neighbouring villages

Seething £292,350

Claxton £333,375

Bergh Apton lies largely within zone A but part of this high value village is also in zone B.

07/11/2011

For more information or if you require this document in another format or language, please contact the GNDP:

email: cil@gndp.org.uk
tel: 01603 430144