

The preparation of the Community Infrastructure Levy is a public process and your full representation will be made public for this purpose.	<i>For office use only:</i>
	<i>Date received:</i>
	<i>Rep no:</i>

Greater Norwich Development Partnership

Community Infrastructure Levy Draft Charging Schedules for Broadland, Norwich and South Norfolk

Representations Form

Please return to:

By email: cil@gndp.org.uk
By post: Greater Norwich Development Partnership
PO Box 3466
Norwich
NR7 0DU

All comments must be received by 5pm on Monday 5 March 2012

Please read the Statement of Representations Procedure and Guidance Notes before you complete this form.

1. Personal details:

**If an agent is appointed, please complete only the Title and Name boxes in column 1 below, but complete the full contact details of the agent in column 2.*

Title

First name

Last name

Job title

Organisation

Address

Postcode

2. Agents details (if applicable)

Telephone no.

Email address

Q1. Do you consider the Council(s) has followed a correct approach in developing the Draft Charging Schedule as required by the Community Infrastructure Levy Regulations 2010 (as amended)?

No

I would like my representation to be considered for (please tick all that apply):

Broadland District Council's Draft Charging Schedule..... **Yes**

Norwich City Council's Draft Charging Schedule..... **Yes**

South Norfolk Council's Draft Charging Schedule..... **Yes**

If no:

a. Did you raise this issue at the Preliminary Draft Charging Schedule Consultation Stage?

No

b. Please give details of what change(s) you consider are necessary, having regard to the legal requirements for a charging schedule and, if not raised previously, why not. You will need to say why you think this change will make the Draft Charging Schedule legally compliant. It will be very helpful if you could also put forward your suggested revised wording of any text. Please note your comment should briefly cover all the information, evidence and supporting information necessary to support or justify the representation and the suggested change as, after this stage, further submissions will only be possible at the request of the examiner, based on the matters and issues he/she identifies for examination. Please be as precise as possible. Only information that relates to the representation will be accepted.

Please add your comments here

The CIL rate is dependent upon demonstration of an infrastructure funding GAP and its extent.

As a result of the High Court ruling on Wednesday 28th February there is considerable doubt about where development is to take place in the NPA. Appendix 6 of the JCS sets out the trajectory for development which is now superseded by the delays likely to result from the High Court ruling. The current position is that the infrastructure costs associated with the entire new sites allocation in the NPA part of Broadland is unknown as the location of development remains and is likely to remain unknown for a period of 18 to 30 months or so. The Broadland NPA new sites provision represents in excess of 40% of the NPA new site housing provision in the NPA contributing to CIL which could impact upon CIL income considerably and in a form that could prevent infrastructure being provided across the entire NPA, introducing uncertainty. In such an event sites where permission is granted may not be able to proceed.

There is conflict between Appendix 7 of the JCS, the LIPP Plan V4.1 February 2012 and the Schedule set out in:

Community Infrastructure Levy: Background and Context

Draft Charging Schedules for Broadland, Norwich and South Norfolk

Publication

6 February - 5 March 2012

The differences have not been explained in a reasoned form.

The level of uncertainty and reliability on establishing where development is to take place could render the CIL Schedules lawfully non-compliant as the evidence on infrastructure need and hence Funding Gap cannot be determined with reasonable certainty until the location and scale of growth is set. In addition the forecast completions contained in Appendix 6 in the JCS are likely to fall well short of that stated which can affect cash flow and in turn affect delivery of the wider infrastructure necessary to allow development to proceed.

Q2. Please state in the table below which part of the Draft Charging Schedule(s) you have further comment on.

I would like my representation to be considered for (please tick):

Broadland District Council's Draft Charging Schedule.....

Norwich City Council's Draft Charging Schedule.....

South Norfolk Council's Draft Charging Schedule.....

Paragraph e.g. 1.1	Comment
<i>Please enter the paragraph</i>	<i>Please enter your comment here</i>

Paragraph e.g. 1.1	Comment
<i>number here</i>	

Supporting documents

You can support your comment with documents. Please refer to the guidance notes if you wish to submit documents. Please list any documents that you are sending to support your comment.

Please add your comments here

Notification requests

In line with the Statement of Representations procedure, please indicate if you wish to be:

Yes - heard by the Examiner

Yes - notified that the Draft Charging Schedule has been submitted to the Examiner in accordance with Section 212 of the Planning Act 2008

Yes - notified of the publication of the recommendations of the Examiner and the reasons for those recommendations

Yes- notified of the approval of the Charging Schedule by the Charging Authority(s)

Draft Charging Schedules for Broadland, Norwich and South Norfolk:
Representations Form and Guidance Notes

Signature:

Signature:	Date:
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NB: A signature is not required on forms returned electronically

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