



COMMUNITY INFRASTRUCTURE LEVY

Preliminary Draft Charging Schedule

Consultation Response Form

14th March 2013 –29th April 2013 (consultation closes at 5pm)

HOW TO RESPOND TO THIS CONSULTATION

The three Councils of Daventry District, South Northamptonshire and Northampton Borough supported by the West Northamptonshire Joint Planning Unit are working together to provide a coordinated approach to the implementation of the Community Infrastructure Levy (CIL).

However, each of the district/borough councils' within West Northamptonshire will be the "Charging Authority" for their area and each district/borough has its own charging schedule. These Charging Schedules share the same evidence base.

This is the first stage in consulting on a Community Infrastructure Levy for the three local authority areas.

Please read the CIL Consultation documentation before completing this form.

This comprises:

- Preliminary Draft Charging Schedule for Daventry District
- Preliminary Draft Charging Schedule for Northampton Borough
- Preliminary Draft Charging Schedule for South Northamptonshire

The supporting evidence to the Preliminary Draft Charging Schedules includes

- CIL Economic Viability Assessment – GVA
- West Northamptonshire Infrastructure Delivery Plan Update 2012

Selecting The Areas Your Answers Relate To:

After each question you will be asked to identify which of the three partner local council's areas (the 'charging authorities') to which your answer relates.

Please ensure you select one or more areas that your answer relates to after the response to each question. If your response relates to the proposed charging rates for 'Sustainable Urban Extensions in West Northamptonshire' (sometimes referred to as 'Strategic Extensions' in the evidence base) please select this box. If you tick this box your response will be considered by all three partner local councils.

The CIL Consultation documents and supporting evidence base are available

- On the West Northamptonshire Joint Planning Unit website www.westnorthamptonshirejpu.org
- On the Daventry District Council website www.daventrydc.gov.uk
- On the South Northamptonshire Council Website www.southnorthants.gov.uk
- On the Northampton Borough Council website www.northampton.gov.uk
- at your local Council Offices
- at libraries within the charging authority areas

Consultation Forms and comments can be:

- completed on-line via the websites above
- emailed to westnorthantsjpu@northampton.gov.uk
- posted to: **West Northamptonshire Joint Planning Unit, The Guildhall, St Giles Square, Northampton NN1 1DE**

Please note: Comments cannot be treated as confidential. All responses to this consultation will be made available as public documents.

We are only able to acknowledge receipt of responses completed via the consultation portal or via email, however all comments will be carefully considered.

Should you require any help please contact us by:

- **Email:** westnorthantsjpu@northampton.gov.uk
- **Tel:** 01604 837838
- **Post:** **West Northamptonshire Joint Planning Unit, The Guildhall, St Giles Square, Northampton NN1 1DE**
- **Fax:** 01604 838543

Ref Number

For official use only

Contact Details:

Your contact details

Name:

Job Title (where relevant):

Organisation:

Address:

Postcode:

Email address:

Telephone:

If you have appointed someone to act on your behalf, please enter their contact details here

Name:

Job Title (where relevant):

Organisation:

Address:

Postcode:

Email address:

Telephone:

Please tick this box to be notified of any future stages of consultation concerning the Community Infrastructure Levy

The Evidence Base

Question 1

Having considered the [evidence base¹](#) (in terms of the CIL Economic Viability Assessment) do you agree that the proposed CIL rates achieve an appropriate balance between the desirability of funding infrastructure from CIL and the potential effects of the charge on the economic viability of development across the local authority area? If necessary, please outline the reasons for your response below.

Agree Do Not Agree

If you are responding for more than one local authority area your response will need to specifically address this matter for each district.

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants

Sustainable Urban Extensions in West Northamptonshire

¹ The CIL Economic Viability Assessment (December 2012) prepared for West Northamptonshire by GVA can be downloaded from: <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=9306597>

The Evidence Base

Question 2

Do you agree that the [West Northamptonshire Infrastructure Delivery Plan \(July 2012\)](#)² demonstrates a funding gap that provides sufficient justification for the introduction of CIL within each of the local authority areas?

Agree Do Not Agree

Please provide reasons for your answer below:

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants
Sustainable Urban Extensions in West Northamptonshire

² The Infrastructure Delivery Plan – 2012 Update (July 2012) can be downloaded from:
<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=7377285>

The Charging Schedule

Question 3

The following three questions relate to the proposed charging rates set out in Section 7 of the Preliminary Draft Charging Schedules for Daventry District, Northampton Borough and South Northamptonshire.

The questions allow comments to be made on each of the individual charging rates set out in these schedules.

Do you agree with the **Proposed Residential Charging Rates: Urban Zone (including Strategic Urban Extensions (SUEs) - £50 per sqm?**

Agree with proposed charging rates

Proposed charging rates should be lower

Proposed charging rates should be increased

If you propose a different charging rate please suggest what you think this should be and provide justification for your answer:

My comments apply to: (please mark one or more of the boxes)

Daventry District

Northampton Borough

South Northants

Sustainable Urban Extensions in West Northamptonshire

The Charging Schedule

Question 4

Do you agree with the **Proposed Residential Charging Rates: Rural Zone - £150 per sqm?**

Agree with proposed charging rates

Proposed charging rates should be lower

Proposed charging rates should be increased

If you propose a different charging rate please suggest what you think this should be and provide justification for your answer:

My comments apply to: (please mark one or more of the boxes)

Daventry District

Northampton Borough

South Northants

Sustainable Urban Extensions in West Northamptonshire

The Charging Schedule

Question 5

Do you agree with the **Proposed Retail Charging Rates - £100 per sqm (excluding central zones in Daventry and Northampton)?**

Agree with proposed charging rates

Proposed charging rates should be lower

Proposed charging rates should be increased

If you propose a different charging rate please suggest what you think this should be and provide justification for your answer:

My comments apply to: (please mark one or more of the boxes)

Daventry District

Northampton Borough

South Northants

Sustainable Urban Extensions in West Northamptonshire

The Charging Schedule

Question 6

This question allows comments to be made based on the mapping of the proposed charging zones where the proposed rates could apply.

Do you agree with the proposed charging zones (see Section 7 of the Preliminary Draft Charging Schedule documents)?

Agree with the proposed charging zones

Do not agree with the proposed charging zones

If you propose changes to the charging zones please indicate what these should be and provide justification for your answer:

My comments apply to: (please mark one or more of the boxes)

Daventry District **Northampton Borough** **South Northants**

Sustainable Urban Extensions in West Northamptonshire

The Charging Schedule

Question 7

Do you agree that the [CIL Economic Viability Assessment](#)³ has assessed the overall economic viability of the development types most likely to occur in West Northamptonshire in the foreseeable future? If not, what other development types should be tested and what is your justification for this?

Agree Do Not Agree

Please specify other development types that should be subject to viability testing:

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants
Sustainable Urban Extensions in West Northamptonshire

Other Consultation questions (not part of the CIL examination)

³ The CIL Economic Viability Assessment (December 2012) prepared for West Northamptonshire by GVA can be downloaded from: <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=9306597>

(These are other issues we would like your views on although they are not part of the Preliminary Draft Charging Schedules and are not subject to the examination process)

Question 8 – Scheme of Discretionary Relief

Do you consider the charging authorities should adopt a scheme of discretionary relief, so that in exceptional circumstances of economic viability developments that meet the essential criteria can be exempted from paying CIL?

(The proposed approach to discretionary relief can be found in Section 8 in each of the Preliminary Draft Charging Schedule consultation documents).

Propose adoption of a scheme of relief

Do not propose adoption of a scheme of relief

Please provide any further justification for your answers below:

My comments apply to: (please mark one or more of the boxes)

Daventry District

Northampton Borough

South Northants

Sustainable Urban Extensions in West Northamptonshire

(These are other issues we would like your views on although they are not part of the Preliminary Draft Charging Schedules and are not subject to the examination process)

Question 9 – Payment by Instalments

Do you consider that the charging authorities should have a policy for paying the chargeable amounts in instalments? If so, do you have a preference for how such a policy should be set, for example by percentages of the total amount and the length of time period in days?

Recommend Instalments Policy

Do Not Recommend Instalments Policy

Please provide any further justification for your answers below:

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants

Sustainable Urban Extensions in West Northamptonshire

(These are other issues we would like your views on although they are not part of the Preliminary Draft Charging Schedules and are not subject to the examination process)

Question 10 – Infrastructure Projects for the CIL Regulation 123 List

Infrastructure projects required to support new development, especially those identified in the [West Northamptonshire Infrastructure Delivery Plan](#)⁴, may be candidates for receiving any CIL obtained. This first stage of consultation will help inform the projects that may be prioritised for funding through CIL. Suitable projects may be identified on the Councils' Regulation 123 List (the list of infrastructure projects and/or infrastructure types that CIL monies will be spent on).

What do you consider should be included within the Councils Regulation 123 list?

Please specify the types of Infrastructure to be included under the Councils Regulation 123 list:

.....
.....
.....

Please provide further justification for your chosen infrastructure requirements:

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants
Sustainable Urban Extensions in West Northamptonshire

⁴ The Infrastructure Delivery Plan – 2012 Update (July 2012) can be downloaded from:
<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=7377285>

(These are other issues we would like your views on although they are not part of the Preliminary Draft Charging Schedules and are not subject to the examination process)

Question 11 – Co-ordination on Infrastructure Delivery

Do you have a view on how the District/Borough Councils should coordinate and work with other infrastructure providers to ensure the delivery of infrastructure projects funded by CIL?

Please provide comments below:

My comments apply to: (please mark one or more of the boxes)

Daventry District Northampton Borough South Northants

Sustainable Urban Extensions in West Northamptonshire

Useful links:

Department for Communities and Local Government CIL website (including links to the latest CIL Regulations):

<https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/community-infrastructure-levy>

Planning Advisory Service information on the CIL:

<http://www.pas.gov.uk/pas/core/page.do?pagelid=1243078>

An overview of the CIL can be viewed on the West Northamptonshire Joint Planning Unit website here:

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737520>

West Northamptonshire CIL Economic Viability Assessment 2012

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=9306597>

West Northamptonshire Infrastructure Delivery Plan Update 2012

<http://www.westnorthamptonshirejpu.org/gf2.ti/f/278178/7377285.1/PDF/-/West%20Northants%20IDP%20Update%20%20%20July%202012%20with%20appendix.pdf>