


Shropshire Levy Draft Charging Schedule: Representations Form

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|  | Community Infrastructure Levy Draft Charging Schedule Representations Form |
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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*

**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.*

2. Agent's Details (if applicable)

| | | |
|------------------------------------|---|----------------------|
| Title | <input type="text" value="Mr"/> | <input type="text"/> |
| First Name | <input type="text" value="Shawn"/> | <input type="text"/> |
| Last Name | <input type="text" value="Jones"/> | <input type="text"/> |
| Job Title (where relevant) | <input type="text" value="Rural Director"/> | <input type="text"/> |
| Organisation (where relevant) | <input type="text" value="Halls Holdings Ltd"/> | <input type="text"/> |
| Address Line 1 | <input type="text" value="Welsh Bridge"/> | <input type="text"/> |
| Line 2 | <input type="text" value="Shrewsbury"/> | <input type="text"/> |
| Line 3 | <input type="text"/> | <input type="text"/> |
| Post Code | <input type="text" value="SY3 8LA"/> | <input type="text"/> |
| Telephone Number | <input type="text" value="01743 284777"/> | <input type="text"/> |
| E-mail Address (where relevant) | <input type="text" value="Shawnj@halls.to"/> | <input type="text"/> |

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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 Inspector's judgement as to their relevance.

All representations will be considered by the Inspector 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 Inspector.

Q1. Please indicate whether you wish to be present at the Hearing

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| 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 Inspector 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?

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|---|---|
| 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)
with reference to 3.12 of the Statement of Consultation the conclusion is misleading. A more logical approach would be to consider the number of barn conversion schemes developed throughout Shropshire. The former South Shropshire area with an affordable housing payment of 50% had a handful of developments in the last 10 years, whereas all other areas in the county had perhaps 200-300. Every payment / tax / levy hinders development. I urge the Council to exercise caution and stick to £40/m².

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

(please detail using continuation sheets if necessary)
3.17 Average land values in most areas of the county are probably £300-400,000 per acre currently. The levy is therefore more influential than suggested. Existing use value of land may prevent land from coming forward particularly if taxes / levies reduce the element of gain too much.

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)
There has been no distinction for existing developed land with value e.g. barns. As capital gain for these sites is less than greenfield sites this justifies a reduced levy. Listed buildings should have a reduced levy due to extra build costs.
Para 3.90 is a poor justification for a differential.

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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)

There should be no differential. Rural areas are often more expensive to deliver.

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

(please detail using continuation sheets if necessary)

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

(please detail using continuation sheets if necessary)

It is fair and reasonable.

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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)?

(please detail using continuation sheets if necessary)

ok.

Q10. Do you have any other comments relating the Council's Charging Schedule?

(please detail using continuation sheets if necessary)

1. There should be a limit on the inflation measure to prevent excessive increases.
- ~~2. There is~~

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.