


Shropshire Levy Draft Charging Schedule: Representations Form

 <p>Shropshire Council</p>	<p>Community Infrastructure Levy Draft Charging Schedule</p> <p>Representations Form</p>
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Please return to:

Planning Policy Team, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND, preferably by email to

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	Mrs	
First Name	Helen	
Last Name	Wilkes	
Job Title (where relevant)	Area Manager West	
Organisation (where relevant)	Homes and Communities Agency	
Address Line 1	5 St Phillips Place,	
Line 2	Colmore Row,	
Line 3	Birmingham	
Post Code	B3 2PW	
Telephone Number	0121 234 9963	
E-mail Address (where relevant)	Helen.wilkes@hca.gsx.gov.uk	

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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 Examiner's judgement as to their relevance.

All representations will be considered by the Examiner 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 Examiner.

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

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 Examiner to written representations)	No – 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?

a) No	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)

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

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)

(c) Regard to the Statutory Guidance

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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)

The HCA would like to be assured that the increased CIL rate to be applied within the rural area would not limit the delivery of rural housing, where the benefits of cross subsidy models could be used to increase the supply of affordable homes within rural areas (in accordance with the Councils Rural Renaissance Priority).

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?

The HCA supports the approach to excluding affordable housing from a CIL levy, which supports the delivery of the Market Towns and Rural Renaissance and Stronger Communities Priorities contained within the Local Investment Plan.

Both of these priorities seek to increase the supply of affordable housing, to support the renaissance of the Market Towns and Rural Area, and also to create strong communities through the provision of housing to meet specialist housing needs, including those of the vulnerable and elderly.

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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)

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

The HCA welcomes the inclusion of the Affordable Rent tenure reference within the Type and Affordability of Housing Supplementary Planning Document (March 2011), and therefore its recognition as an applicable tenure of affordable housing for the purposes of exclusion for the CIL levy.

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.