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

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

Greater Norwich Development Partnership

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

Representations Form

Ы	lease	return	to:
	IOGOO	1 Otalii	w.

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:			2. Agents details (if applicable)
	ease complete only the Title and Name boxes elete the full contact details of the agent in		
Title			Mr
First name	Paul		John
Last name	Timewell		Long
Job title			Planning Associate
Organisation	Timewell Properties Ltd		Bidwells (Timewell Properties)
Address			16 Upper King Street
Postcode			NR3 1HA
Telephone no.			01603 229411
Email address			john.long@bidwells .co.uk

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Q1.	the Dr	aft Cha	arging	e Council(s) has followed a correct approach in developing Schedule as required by the Community Infrastructure Levy as amended)?
	Yes		No	✓
	l wou apply		my re	presentation to be considered for (please tick all that
	Broad	land D	istrict (Council's Draft Charging Schedule 🗖
	Norwi	ch City	Counc	cil's Draft Charging Schedule □
	South	Norfol	k Cour	ncil's Draft Charging Schedule✓
	If no:			
	a.	•		e this issue at the Preliminary Draft Charging Schedule Stage?
	Yes		No	
	b.	having not ra change be very wording the introduced supportions st examine examine relate	g regar ised pr ge will r ry help ng of a formati ort or ju age, fu iner, ba ination s to the	details of what change(s) you consider are necessary, rd to the legal requirements for a charging schedule and, if reviously, why not. You will need to say why you think this make the Draft Charging Schedule legally compliant. It will if you could also put forward your suggested revised my text. Please note your comment should briefly cover all ion, evidence and supporting information necessary to astify the representation and the suggested change as, after arther submissions will only be possible at the request of the ased on the matters and issues he/she identifies for . Please be as precise as possible. Only information that the representation will be accepted.
			•	our comments here
		£115	sqm. co	perties Ltd has concerns over the impact the proposed CIL charge of buld have on small to medium scale residential development proposals (Norwich and its immediate surrounds, including Little Melton).
		addition for su anticip	onal to t ch thing pated to	hts a charge of £10,200 for an average sized house (89 sqm.), the s106 cost needed to mitigate the direct impact of the development is as access and open space etc. This is more than would normally be be charged through the previous section 106 planning obligations ost small to medium scale developments.
		future	, and the	pressed state of house prices at the moment and the foreseeable e expectation that material costs, finance costs etc. will be increasing, as a significant impact on land values and therefore the viability of
		with the	ne inforr ability of	perties Ltd are not convinced that the GNDP can properly demonstrate mation it has, that the proposed CIL rate would not put at serious risk f development proposals across the Greater Norwich Area (particularly a (Zone A)).
		developartic Timev	opment ularly the vell Prop	perties Ltd is aware of the problems that have been raised by the industry on the evidence used by GNDP to support the CIL figure, e original GVA report and its assumptions on values and costs etc. perties Ltd is not convinced that any of the recent work undertaken by a adequately addressed the concerns.

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Q2.

	Ltd cons	ent evidence base is still questioned and in light of this, Timewell Properties iders that the GNDP cannot robustly demonstrate residential scheme across Zone A at the rate proposed.
		pes so, the CIL rates cannot be considered to be based on robust and evidence and should not be approved.
		OP needs to put forward further robust and convincing evidence that the d CIL rate for residential development in the Inner Area (Zone A) results in hemes.
	suggeste proposed	DP needs to re-run its testing scenarios with correct assumptions as ed by others in the development industry. If the re-runs cannot justify the d CIL rate, then it needs to be reduced to a level that does demonstrate ment viability across Zone A.
	there are affordable	DP also needs to issue a statement/provide evidence confirming that where issues of viability caused by CIL, that Councils will accept a reduced e housing figure, and state what the figure can reasonably be reduced to receive Council support.
you ha	ve furthe	the table below which part of the Draft Charging Schedule(s) er comment on.
		y representation to be considered for (please tick):
		rict Council's Draft Charging Schedule
	•	ouncil's Draft Charging Schedule
South	Norfolk (Council's Draft Charging Schedule
Paragr 1.1	aph e.g.	Comment
	ragraph	Please enter your comment here

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:

- □ heard by the Examiner
 - ✓ notified that the Draft Charging Schedule has been submitted to the Examiner in accordance with Section 212 of the Planning Act 2008
 - notified of the publication of the recommendations of the Examiner and the reasons for those recommendations
 - ✓ notified of the approval of the Charging Schedule by the Charging Authority(s)

Signature:



NB: A signature is not required on forms returned electronically

Please email to cil@gndp.org.uk or post to Greater Norwich Development Partnership, PO Box 3466, Norwich, NR7 0DU