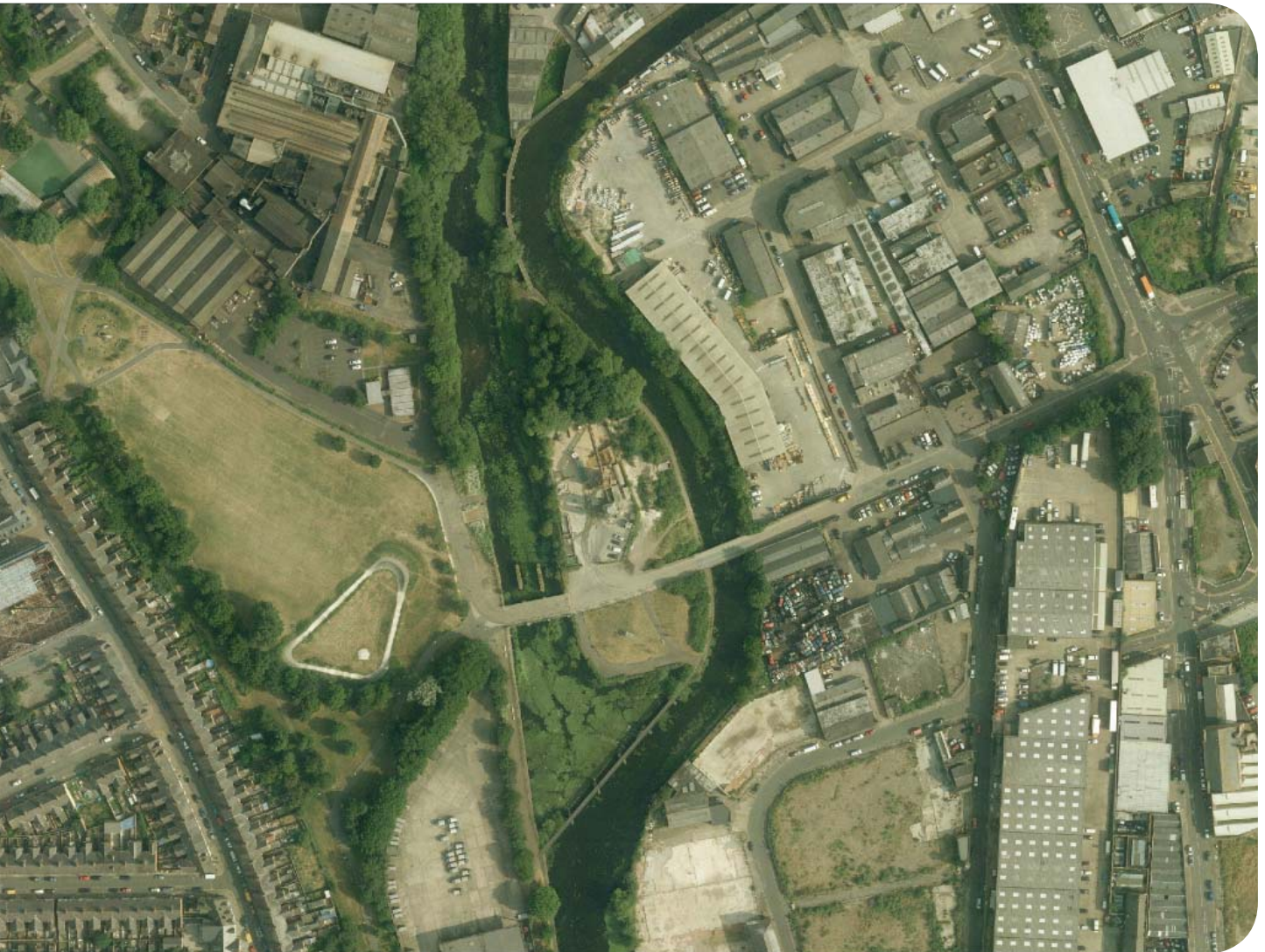


Community Infrastructure Levy Statement of Consultation

- Summary of responses received to the Preliminary Draft Schedule consultation
- Consultation Process

Draft Schedule consultation
February 2015



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Community Infrastructure Levy

Summary of Consultation Process

1.0 Background

- 1.1 The Community Infrastructure Levy (CIL) is a locally set standard charge that can be applied to new development to fund infrastructure. In order to charge CIL, charging authorities must prepare a Charging Schedule. Leicester City Council as the charging has prepared a Draft Charging Schedule, which sets out proposed CIL charges for different types of development within the District.
- 1.2 Leicester City council has been preparing its CIL Charging Schedule since 2012. This document summarises the consultation and engagement undertaken.

2.0 Consultation and engagement with development industry representatives

- 2.1 In order to ensure that a CIL charge would not put at risk the delivery of the Core Strategy, the Council commissioned a CIL Viability Assessment.
- 2.2 The Council Commissioned with the rest of Leicester & Rutland local authorities, URS to undertake the viability assessment. During the preparation of the viability assessment, 2 stakeholder workshop days were held, which were attended by over 50 interested bodies in July and December 2012. Information regarding who was invited, and who attended these workshops can be found within appendix 1. The CIL Viability Assessment was published alongside the Preliminary Draft Charging Schedule in May 2014. This provided those in the development industry the opportunity to check and challenge, if necessary, the assumptions and findings at a relatively early stage.

3.0 Preliminary Draft Charging Schedule Consultation

- 3.1 Leicester City Council published a Preliminary Draft Charging Schedule consultation document for a 6 week consultation between Wednesday 28th May 2014 and Thursday 10th July 2014.

- 3.2 The consultation document sought to provide an introduction to CIL and an overview of how the Council had come to the proposed charges set out, including a summary of the Viability Assessment.
- 3.3 In addition to the Preliminary Draft Charging Schedule the Council also published a number of documents that were used as evidence to inform the development of the Schedule. This included:
- Community Infrastructure Levy: Viability Study;
 - CIL Infrastructure Projects List and Funding Gap;
 - Draft Regulation 123 List and Instalments Policy.
- 3.4 The consultation was publicised by:
- A mail to all consultees on the Council's Local Plan mailing list based on the adopted statement of community involvement, as well as specific bodies with an interest in CIL. This was done by email or post, depending on the preferred method of contact.
- 3.5 Appendices 2 - 7 set out the details of publicity. This included:
- Neighbouring Local Planning Authorities;
 - Leicestershire County Council and other nearby County Councils;
 - Village and Parish Councils;
 - Key Infrastructure Providers;
 - Developers and Planning Agents;
 - Voluntary and charity sector organisations; and
 - Interested members of the public.
 - A page on the Council's website;;
 - A specific consultation page on the Council's Citizen space pages;
 - A press release; and
 - A copy of the websites and press release can be found in Appendix 3.
- 3.6 The consultation documents were publicised at the following locations:
- The Council's website;
 - The Council's customer service centres; and
 - All libraries within Leicester via the public internet access.

- 3.8 A total of 21 respondents made comments on the consultation documents. A summary of comments and the Council's response is set out in section 4 below.

Preliminary Draft Schedule Consultation 28th May – 10th July 2014
Statement of Consultation

4.0 Summary of Responses Received

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS1 Steve Pawson, Accent & Wilkinson Architects</p>	<p>Impetus for CIL arose in a period of rapid expansion. Councils have to be very careful on level of CIL imposed. CIL should not discourage developers, especially relating to impact on entry level homes.</p>	<p>Comments noted. The Leicester CIL rate has been carefully set well within the margins of viability and will not compromise development. An update to the viability study for the Draft Schedule Consultation has confirmed the CIL rates</p>
<p>PDCS 2 Andrew Twigg Andrew Twigg & Associates Ltd</p>	<p>Comments relate to Harborough District Council policies, and viability of development within Harborough.</p>	<p>The Council notes that the comments relate to policy and approach to viability in Harborough District Council. Whilst regard should be taken of CIL rates in adjoining LA areas, the Council cannot comment on policy and practice in Harborough. The Leicester CIL rate has been set in accordance with the viability evidence for the City.</p>
<p>PDCS 3 E. Forrest Civil Aviation Authority Safety & Airspace Regulation Group</p>	<p>The CAA should be consulted on appropriate matters No comments on CIL</p>	<p>Comments noted</p>
<p>PDCS 4 Claire Biddle DTZ On behalf of Royal Mail</p>	<p>Royal Mail (RM) is currently the sole designated provider of the Universal Postal Service and operates in a highly competitive market. RM owns the Leicester delivery office – Campbell Street, and Leicester North Delivery office, Loughborough Road as well as leasehold properties at Elland Road and Nelson Street Car Park. Core Strategy growth will place significant burden on RM capacity to deliver services As a statutory provider RM may require a new site through S106 or infrastructure funding through CIL and the potential need for funding for essential infrastructure. Existing RM sites should be protected from development to ensure operations continue.</p>	<p>Comments noted. Council needs to be wary of using CIL funds to support commercial enterprises especially with regard to state aid rules .In accordance with CIL guidance it is ultimately the Council's decision to prioritise how CIL funding will be used to support essential infrastructure such as education provision. The potential for S106 obligations will be scaled back as a result of the CIL Regulations Site specific issues and needs can be addressed through the liaison with the Council.</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 5 Angela Gemmill Marine Management Organisation</p>	<p>No Comments to make on the CIL consultation</p>	<p>Noted</p>
<p>PDCS 6 Amanda Anderson NHS England (Leicestershire & Lincoln)</p>	<p>The former Primary Care Trusts in Leicestershire & Rutland ceased to exist from April 2013, with responsibilities being taken over by Clinical Commissioning Groups. Housing growth in City will impact on primary health care infrastructure provision and note that healthcare is not included in the PDCS. The implications of housing growth on health care need to be considered, with clear reasons for the absence of healthcare in the PDCS</p>	<p>The City Council is aware of the recent restructuring of health care provision in the City. The Core Strategy evidence recognises health care needs in growth areas. The CIL infrastructure list includes projects that are candidates to be funded by CIL. The Council recognises the new commissioning structure for the NHS and will discuss health infrastructure in undertaking work on the new Local Plan.</p>
<p>PDCS 7 Marianne Lane Thurcaston & Cropston Parish Council</p>	<p>How CIL applies to Charnwood Borough Council</p>	<p>The City Council has explained that the Leicester CIL will apply to the City - within the city boundary and does not impact on the Parish Council. Charnwood BC will involve them as appropriate.</p>
<p>PDCS 8 Samantha Pinnock Highways Agency</p>	<p>Support Councils approach in the draft Regulation 123 List to seeking planning obligations in accordance with CIL Regs and use of conditions where appropriate. Acknowledge the potential funding gap for CIL infrastructure projects and welcome City's intention to introduce CIL. No comments on viability assumptions, methodology, CIL rates ,charging zones or instalment policy .</p>	<p>Comments and support noted</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 9 Mark White English Heritage</p>	<p>Overall no objection to the PDCS. Important to ensure that CIL charge does not have adverse effect on protection of heritage assets.</p> <p>In certain context it may be appropriate to consider exemptions or discretionary relief from CIL where a heritage asset is under threat. Urge the Council to reserve the right to offer CIL relief in certain cases which affect assets.</p> <p>Note that the Regulation 123 List includes transport corridor works, City Centre transport linkages and Open Space. Funding should be complementary to heritage and historic environment in these areas</p> <p>Council documents should confirm that heritage assets should for the present, be eligible for S106 contributions.</p>	<p>Comments noted.</p> <p>Council has a strong suite of policies to protect heritage assets in accordance with the NPPF.</p> <p>The CIL has not been set to the limit of development viability. It is considered that the rate will not impact on heritage assets.</p> <p>As noted in the draft R123 List planning obligations will be sought where appropriate in accordance with CIL Regulations.</p> <p>The revised schedule will set out the exceptional circumstances procedures .</p> <p>The Council will continue to seek S106 contributions in accordance with the Regulations</p>
<p>PDCS 10 Michael Lambert Leicestershire Police</p>	<p>Meeting required with Council to discuss overall Police infrastructure requirements.</p> <p>Concerns that CIL will not be able to deliver Mansfield House to serve the SRA.</p> <p>Question how up to date infrastructure planning in relation to growth in the City is?</p> <p>Police infrastructure needs updating and agreement on what CIL will be spent on and how Policing needs will be met through CIL Dialogue needed on contribution CIL will make in City and updated viability analysis to take into account how CIL would contribute over the S106 regime</p>	<p>The City Council highlighted collective liaison with the Police at the sub regional level , and the nature and extent of Police requirements. The two main 'blocks' of Police needs are the central regeneration area and Ashton Green.</p> <p>Mansfield House to cater for growth in the central area has been included in the R123 List based on the evidence in the Core Strategy. The Council is also working with the Police on needs on the first phase of the Ashton Green development which is not subject to the CIL.</p> <p>Given the limited potential CIL funding, the Council will seek to prioritise the infrastructure that could be eligible for CIL funding.</p> <p>The CIL Infrastructure List in accordance with the CIL guidance is directly derived from the Core Strategy to show a funding gap and projects eligible for CIL funding. Some projects such as education needs in the regeneration area have been reviewed and updated to reflect the slow rate of development (eg the requirement for two schools as been reduced to one)</p> <p>The Council has updated its viability study and has set out in its R123 List how S106's will apply.</p>
<p>PDCS 11 Rose Freeman The Theatres Trust</p>	<p>Cultural infrastructure should be listed as part of the R123 List</p> <p>Charging Schedule should specify that all other developments will have a nil rate</p>	<p>Comments noted.</p> <p>The R123 lists the infrastructure that may be funded by CIL.</p> <p>The Council will consider whether the Draft Schedule can be amended to state that all other uses will not be charged.</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 12 Roslyn Deeming Natural England</p>	<p>View CIL as playing an important role in the strategic approach to providing for bi diversity and green infrastructure. Welcome the inclusion of strategic green infrastructure projects in the Council's CIL.</p>	<p>Comments noted.</p>
<p>PDCS 13 Geoff Platts Environment Agency</p>	<p>The Draft R123 List contains percentage split in funding appears to be too heavily weighted in favour of transport . The good work in partnership that has been undertaken between the Council and the Environment Agency on flood risk should be more openly supported.</p>	<p>The transport infrastructure in the CIL Infrastructure list reflect the schemes required to support growth and the potential costs of these schemes. The Council has worked closely with the Environment Agency and will continue to do so.</p>
<p>PDCS 14 Andrew Chatten Horizons – on behalf of Leicestershire Partnership NHS Trust, University Hospitals of Leicester NHS Trust Leicester City CCG</p>	<p>Health care should be appropriately recognised in CIL consultation Healthcare assumptions based on 2010 Core Strategy are out of date. Horizons would welcome opportunity to present new evidence to inform CIL policy in the future Final CIL schedule, R123 List and Local Plan should take account of health infrastructure</p>	<p>CIL Infrastructure List identifies a funding gap and candidates for CIL funding based on the Core Strategy. Council is aware of the recent changes in health provision and commissioning. The Local Plan will provide the opportunity to engage in an update on health infrastructure.</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 15 Andrew Piatt Gateley LLP On behalf of Leicester University</p>	<p>Proposal to charge student halls of residence has no empirical or policy basis and are akin to affordable housing £100 sqm. CIL rate is arbitrary. Student accommodation fulfils an education purpose, not commercial and will impact on University's ability to provide student accommodation. Viability study does not justify charge. University owned lands should be excluded from charging zones. Student rate imposes financial burden on University</p> <p>Instalments policy is welcomed: a longer timescale should be permitted with earliest payment required 12 months from commencement, with phasing after.</p> <p>University broadly welcomes R123. Following should be added to list:</p> <ul style="list-style-type: none"> a. Enhance access from the railway station London Road to University Road; b. Improve pedestrian and cycling connections between University Road and the University's main site; c. Rationalisation of the junction of Welford Road and University Road to at least enable public transport to turn right at this junction d. Improve pedestrian and cycling connections between Freemen's Common houses and Nixon Court, Putney Road, Welford Road and University Road; e. Improve pedestrian, cycling and public transport connections from Oadby student village to Victoria Park and University Road. 	<p>The Council has set the rate in accordance with the viability evidence. The rate has been checked in the viability update which has confirmed that it will not threaten the delivery of the Plan .</p> <p>Other local authorities with student accommodation are charging the appropriate rates for their respective area.</p> <p>The Council welcomes the comments on the instalments policy, and has revised its instalments policy to extend payment cycles.</p> <p>The Council notes the comments relating to the R123 List. The list contains sustainable transport linkages between the City Centre and adjacent areas to support residential / employment growth as well as improved connectivity to transport hubs</p>
<p>PDCS 16 Neil Goldsmith Nathaniel Lichfield & Partners</p>	<p>Comments on behalf of London Metric – owners of St. Margaret's Retail Park, Devonshire Road.</p> <p>Viability study out of date. Agree with CIL setting strategy, and to set CIL well within margins of viability.</p> <p>Retail warehouse levy charge of £150 is too high and will discourage investment and will adversely affect scheme viability.</p> <p>This rate should be re considered.</p>	<p>The Council welcomes the comments on the CIL setting strategy.</p> <p>The viability study has been updated and has re - tested the retail rates . The evidence confirms that the retail rates are viable and appropriate.</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 17 Michael Davis Savills On behalf of Barratt Homes.</p>	<p>Viability study out of date Whilst the Core Strategy is in place, unfortunate that publication of CIL does not run with publication of Local Plan CIL should be subject to review prior to adoption of new Local Plan In some locations the CIL rate with policy costs will render some schemes unviable- especially site type 6 and affordable housing targets, used as the basis for the residential rate. Affordable housing methodology needs revising Viability study methodology needs revising. £25sq.m rate is not appropriate A R123 List has not been submitted as part of the consultation. More detailed analysis and information on S106 needed Council should provide details of how ' payment in kind' would operate for infrastructure provision LCC should have a clear review mechanism – with six monthly monitoring</p>	<p>The Council has updated the Viability study to take into account changes in prices and costs, and changes in the CIL Regulations, and guidance. The update has also assessed the viability test and assumptions around land value and competitive return and affordable housing methodology.</p> <p>The Council has already undertaken the PDCS consultation and would like to adopt CIL by June 2015 so that CIL funds can begin to contribute towards the funding of infrastructure . A parallel path with the Local Plan will cause considerable delay. The Council considers that its evidence base – based on the Core Strategy is appropriate and relevant , and remains a sound basis for proceeding with the CIL.</p> <p>A Regulation 123 List was issued as part of the PDCS consultation. This also included a statement of the approach to S106 contributions.</p> <p>Additional S106 information which presents figures for S106 per dwelling have been provided. The Affordable Housing tables have been updated to show the schemes supported by HCA funding.</p> <p>The Council will consider 'payment in kind' in line with the CIL Regulations.</p> <p>The Council intends to review CIL when house prices change by ten percent.</p> <p>The Council will undertake the appropriate annual monitoring of CIL</p>

Respondent	Summary of Response	Leicester City Council Response /Action
<p>PDCS 18 Richard Bennett Charnwood Borough Council</p>	<p>There should be a charge of £10 sq.m in the SRA There appears to be significant development viability for residential development in the rest of the City. £25sq.m appears to be low. A charge of £45 -50 can be justified. The low rate does not offer room for negotiation if developers object to the rate. A lower CIL charge could have considerable impact for Charnwood should it have a higher CIL rate, especially for development sites close to the boundary The instalments policy appears reasonable. R123 List does not contain social/community infrastructure such as health. Will this be covered by S106 obligations?</p>	<p>CIL rates have been set on robust viability evidence, reflecting site typologies and ability of sites to sustain a CIL charge. The Council has updated the viability study which has confirmed the rate for the regeneration area.</p> <p>The residential rate is appropriate and evidenced for the type of development proposed in the City. The Council has not set this rate arbitrarily and does understand the justification for a £45 -50 per sq.m rate proposed by Charnwood Borough Council.</p> <p>The Council has not disregarded social infrastructure and has carefully considered the R123 List to justify a funding gap for CIL.</p>
<p>PDCS 19 CgMS Consulting On behalf of Hammersons PLC</p>	<p>Hammersons support the current approach to CIL with regard to comparison retail development and the £0 rate Considers that the proposed CIL rates are appropriate to ensure the continued viability of retail development in the city centre</p>	<p>The Council welcomes and supports the statement by Hammersons.</p>
<p>PDCS 20 Peacock and Smith On behalf of Morrisons</p>	<p>Strongly object to proposed retail rate. The £ 150 sq.m for convenience and retail warehouses will have a significant adverse impact on viability of future large scale retail development, especially when taken into account with other infrastructure costs. Disagree with differential rates within same Use Class with no charge for other form of retail development. Puts convenience and retail warehouses at significant disadvantage.</p>	<p>See response to PDCS 16. Differential rates can only be set with regard to viability. The Council has updated the viability study , which also takes account the viability of smaller discount stores. The Council considers the retail rates appropriate in accordance with the evidence.</p>

Respondent	Summary of Response	Leicester City Council Response /Action																					
<p>PDCS 21 Fran Rowley Turley On behalf of De Montfort University.</p>	<p>Proposed student accommodation rate is high compared to commercial hotel space and other forms of residential accommodation and will restrict construction of new student accommodation</p> <p>Average charge for student flats around the country is £70sq.m</p> <p>Viability assumptions on student housing should be verified by key providers such as De Montfort University</p> <p>Student Housing does not form part of the Core Strategy housing land requirement, and is not linked to requirements in the R123 List, and therefore limited justification for DMU contributing to infrastructure.</p> <p>DMU is a charity and should be exempt from the charge . Council should confirm that accommodation purpose built by DMU for students of the University should be exempt.</p> <p>Clarification on applying the CIL levy to student flats within the SRA and outside. Student accommodation within SRA should not be charged as with residential use.</p>	<p>See also response to PDCS 15.</p> <p>The Council considers the student accommodation rate to be appropriate in accordance with the viability evidence.</p> <p>Examples of other authorities charging for student housing :</p> <table border="1" data-bbox="427 203 794 1003"> <thead> <tr> <th>Charging Authority</th> <th>Stage</th> <th>Rate (£/sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Portsmouth</td> <td>Charging</td> <td>105</td> </tr> <tr> <td>Oxford</td> <td>Charging</td> <td>100</td> </tr> <tr> <td>Bristol</td> <td>Charging</td> <td>100</td> </tr> <tr> <td>Huntingdonshire</td> <td>Charging</td> <td>85</td> </tr> <tr> <td>Plymouth</td> <td>Charging</td> <td>60</td> </tr> <tr> <td>Exeter</td> <td>Charging</td> <td>40</td> </tr> </tbody> </table>	Charging Authority	Stage	Rate (£/sq.m.)	Portsmouth	Charging	105	Oxford	Charging	100	Bristol	Charging	100	Huntingdonshire	Charging	85	Plymouth	Charging	60	Exeter	Charging	40
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		<p>Student Accommodation does form part of the Core Strategy housing requirement and it is therefore appropriate for it to contribute to infrastructure needs.</p> <p>The Council notes the charitable status of Universities. The Council considers that there should not be a 'blanket relief' on student housing. The majority of developments for student housing are from private developers , and the Council has received only one application for student housing from the University of Leicester in the last eight years. Given the requirement to keep the CIL charging schedule as straightforward as possible, there is no clear evidence to that the number of schemes likely to come forward is sufficient to justify a separate CIL charge for development by the University</p> <p>The Viability assessment has taken account of student housing viability within the Strategic Regeneration Area.</p>																					

Appendix 1: Consultation Workshops 5th July 2012 - 11th December 2012

5th July 2012 and 11th December 2012 Org consultation events

Aldi (WYG)	British Property Federation
AMEC	Cancer Research (land owner/promoter NWLDC)
Andrew Granger	Commercial Estates
Andrew Martin Associates	Corby
Barratt Developments	Country Landowners Association
Bloor Homes	Crest Nicholson
Capita Symonds	CSB Group
Clifton Homes	East Northants
David Morley	EE Lane
David Thompson	Erewash BC
Davidsons	Fisher German
East Midlands Housing Association	Fosse Park North
Gazeley	Framework HA
HCA	Freeth Cartwright
Indigo Planning (Sainsbury's)	Geoff Prince
Jamie Lewis Residential (Student)	Gleeson Homes
John Cawrey	Goodman
Lambert Smith Hampton	Hazelton Homes
LHA-ASRA (RP)	Henry Boot
Longhurst Group	House Builders Federation
Lovells	How Planning
Lucas Land and Planning	Iceni Projects
Marrons	Innes England
Mather Jamie	Intali
Miller Homes	James Richardson
National Housing Federation	James Sellicks
NCHA	Jelson Homes
Newark & Sherwood DC	Joe Breslin
Norman Tomson	Landmark planning
Sorth Northants JPU	Leics CC
Nuneaton & Bedworth BC	Lichfield DC
Pegasus Planning	Lidl
Penwise Property (Own Grove Park) Mike Barton	Magna Park/Gazeley
Persimmon homes	Matt;
RGP (Andy Ward)	McCarthy and Stone
St Modwen	Melton BC Estates
Taylor Wimpey	Midland Heart (Housing Association)
William Davis	Morris Homes
Wilson Bowden	Morrisons
Ainscough Strategic Land	Nick Jackson
Alan Finch	North Northants JPU
Ancer Spa	North Warks DC
Andrew and Ashwell	NWLDC Estates
Andrew Twigg	Opal Group (Student)
APB	Oxalis Planning
Asda	Peter Willmot
Barwood Land	Peterborough CC
Bellway Homes	Phil Baildon
Blueprint	Phillip Heath

Raynsway
 Redrow
 Richard Jones
 Robert Weighton
 Robin Taylo
 Ross Thain
 Rugby BC
 Rushcliffe BC
 Sainsbury's
 Savills
 Signet Planning
 South Derbys BC
 South Kesteven DC

Spire Homes
 SSR Planning
 Stephan Lucas
 Tesco
 Tim Ellison)
 Tony Ansell, Rutland Planning
 Waitrose
 Waterloo
 West Northants JPU
 Westleigh
 WYG (Colin Sheilds)

5th July 2012 Organisations and individuals that accepted invitations to consultation event

Aldi (WYG)
 AMEC
 Andrew Granger
 Andrew Martin Associates
 Barratt Developments
 Bloor Homes
 Capita Symonds
 Clifton Homes
 David Morley
 David Thompson
 Davidsons
 East Midlands Housing Association
 Gazeley
 HCA
 Indigo Planning (Sainsbury's)
 Jamie Lewis Residential
 John Cawrey
 Lambert Smith Hampton
 LHA-ASRA
 Longhurst Group

Lovells
 Lucas Land and Planning
 Marrons
 Mather Jamie
 Miller Homes
 National Housing Federation
 NCHA
 Newark & Sherwood DC
 Norman Tomson
 Sorth Northants JPU
 Nuneaton & Bedworth BC
 Pegasus Planning
 Penwise Property, Mike Barton
 Persimmon homes
 RGP
 St Modwen
 Taylor Wimpey
 William Davis
 Wilson Bowden

11th December 2012 Organisations and individuals that accepted invitations to consultation event

Stuart	Ashton	Harworth Estates	
Philip	Baildon	Building Consultant	x
Dorothy	Barratt	North Warks DC	x
Neil	Bloomfield	Clifton Homes	x
Elle	Cass	Jones Lang LaSalle	
Carrick	Casson-Crook	Barratts	x
James	Bompass	Iceni Projects	x
John	Coleman	William Davis	x
Jonathon	Collins	Henry Boot	x
Lauren	Culbert	Persimmon Homes	x
Edward	Dade	Northants DC	x
Brian	Mullin	Marrons	x
		Nuneaton & Bedworth	
Kelly	Ford	DC	
Tom	Harrison	Brown & Co	x
David	Hearsum	Uppingham School	x
John	Henderson	Longhurst Group	x
Catherine	Hewitt	NCHA	x
Wendy	Hurst	Lidl	x
Guy	Longley	Pegasus Planning	x
Stephen	Lucas	Lucas Land and Planning	
Chris	May	Marrons	x
Rebecca	Mitchell	Barwood	
Jim	Patman	EMHG	x
Melys	Pritchett	Savills	x
Luke	Simmons	Persimmon Homes	x
Gareth	Staff	DWH	
Andrew	Tildesley	Taylor Wimpey	x
Richard	Wain	Hawksmoor	x
Tim	Walton	Loughborough University	x
David	Wilkinson	Architecture.com	x
John	Cawrey	Cawrey Ltd	x
David	Walgate	Cawrey Ltd	x

(Note – Attendees marked ‘x’)

Consultation events - presentation slides



5th July 2012




**Leicester, Leicestershire and Rutland
CIL Viability Study**

First Consultation Event
Assumptions, Appraisals and Findings

5th July 2012

Agenda

CIL - What is CIL



Viability Evidence

- The use of evidence
- Main Assumptions
 - House Prices
 - Affordable Housing
 - Non-residential prices
 - Development costs
- The Viability Test
 - Developers profit
 - NPPF

Infrastructure Evidence



Emerging Findings

Other Matters

Key issues

- **How much** – will CIL deter development so much as to prejudice the Development Plan or will the absence of CIL prejudice the Development Plan ?
- **When** should it be payable?

What is CIL?

Local authorities can choose to charge on new developments to support development by funding infrastructure.

Must be fixed against a schedule of the infrastructure that is required to support new development.

The local authority must strike the balance between deterring development and raising CIL through having regard to viability and delivering the development plan.

The levy must be approved by an Examiner.

In the future s106 contributions will not be able to be 'pooled'.

Regulations

**The Community Infrastructure Levy Regulations 2010
Regulation 14- Setting rates**



(1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—

- (a) the desirability of funding from CIL (in whole or in part) the actual and expected expenditure on the proposed development of its area, taking into account other actual and expected sources of funding; and
- (b) the potential effects taken as a whole of the imposition of CIL on the economic viability of development across its area.

(2) In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL in accordance with regulation 6.



(3) In setting rates in a charging schedule, a charging authority must have regard to the economic viability of development (in accordance with paragraph (1)(b)), a London borough council must take into account the rates set by the Mayor.

(4) For the purposes of paragraph (3), the rates set by the Mayor are the rates in the most recent charging schedule approved by the Mayor before the London borough council begins consultation on its preliminary draft charging schedule in accordance with regulation 15.



Guidance (1) - Consultation

Section 206 of the Planning Act 2008 (The Act) confers the power to charge CIL on certain bodies known as charging authorities. The charging authority's responsibilities, if they decide to levy CIL, will be to: This will involve consultation and

Guidance (7) - Balance



.....a key consideration for authorities is the **balance** between securing additional investment for infrastructure to support development and the potential economic effect of imposing CIL upon development across their area. The CIL regulations place this balance of considerations at the centre of the charge-setting process. In view of the wide variation in local charging circumstances, **it is for charging authorities to decide on the appropriate balance for their area and 'how much' potential development they are willing to put at risk through the imposition of CIL.** The amount will vary.....

Guidance (9) – Consistent with Evidence



The independent examiner should check that:

- the charging authority's draft charging schedule is supported by background documents containing appropriate available evidence
- the proposed rate or rates are informed by and consistent with the evidence on economic viability across the charging authority's area; and
- evidence has been provided that shows the proposed rate would not put at serious risk overall development of the area.



Guidance (10) – Authority’s Balance

The examiner should not use the CIL examination to question a charging authority’s choice in terms of ‘the appropriate balance’, unless the evidence available to the examination shows that the proposed rate (or rates) will put the overall development of the area at serious risk. The examiner should be ready to modify or reject the draft charging schedule if it puts at serious risk the overall development of the area. In considering whether the overall development of the area has been put at serious risk, the examiner will want to consider the implications for the priorities that the authority has identified in its Development Plan (for example planned targets for housing supply and affordable housing), or in the case of the Mayor’s CIL, the implications for the London Plan. In considering whether the Development Plan and its targets have been put at serious risk, the examiner should only be concerned with whether the proposed CIL rate will make a material or significant difference to the level of that risk. It may be that the Development Plan and its targets would be at serious risk in the absence of CIL.

Guidance (23) – High Level and Broad Brush

The legislation (section 212 (4)(b)) requires a charging authority to use ‘appropriate available evidence’ to inform their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive or exhaustive. Charging authorities need to demonstrate that their proposed CIL rate or rates are informed by ‘appropriate available’ evidence and consistent with that evidence across their area as a whole.

Guidance (27) – Evidence will inform not determine CIL

The legislation (section 212 (4) (b)) only requires a charging authority to use appropriate available evidence to ‘inform the draft charging schedule’. A charging authority’s proposed CIL rate (or rates) should appear reasonable given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism.




Viability Tests

CIL Regulation 14
Assess impact of viability on delivery

NPPF
Plan deliverability (was PPS3 Paragraph 29 Affordable Housing Target to be broadly deliverable)

SHLAA
Deliverability

Site Specific
s106 negotiations etc

RICS Guidance and LG/HBF Guidance




NPPF 173

Ensuring viability and deliverability

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, **provide competitive returns** to a willing land owner and willing developer to enable the development to be deliverable.



13

CIL – Additional Profit

Gross Development Value

(The combined value of the complete development including X% affordable housing)

LESS

Cost of creating the asset

(land* + construction + fees + finance charges + developers profit)

=

Additional Profit

* Where 'land' is the Alternative Use Value and



15

Standard Viability Test

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

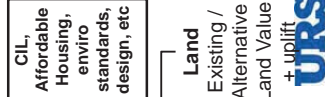
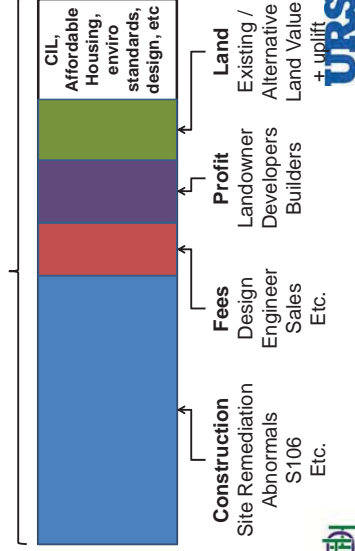
RESIDUAL VALUE

Residual Value v Existing / Alternative Use Value



14

Gross Development Value
All income from a Scheme



16


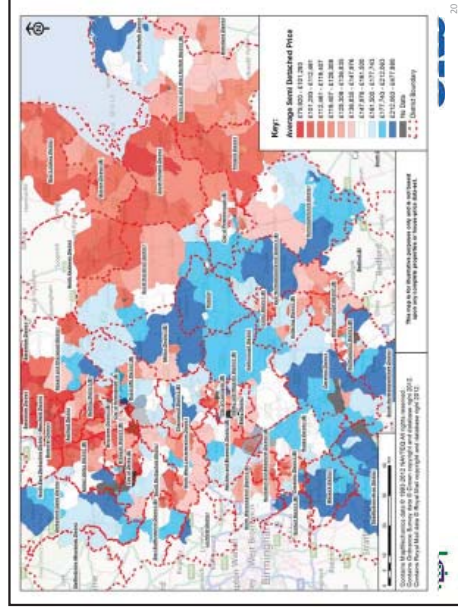
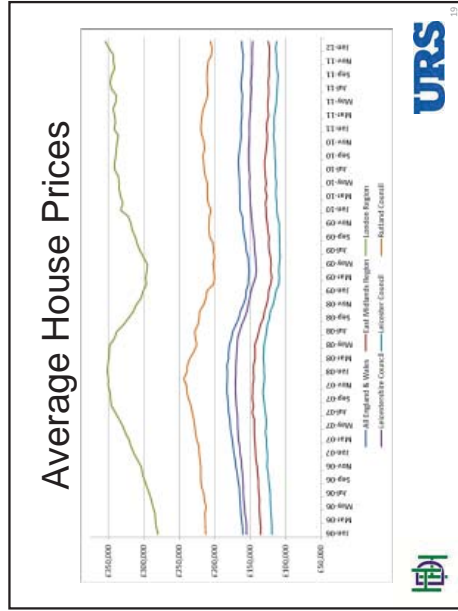
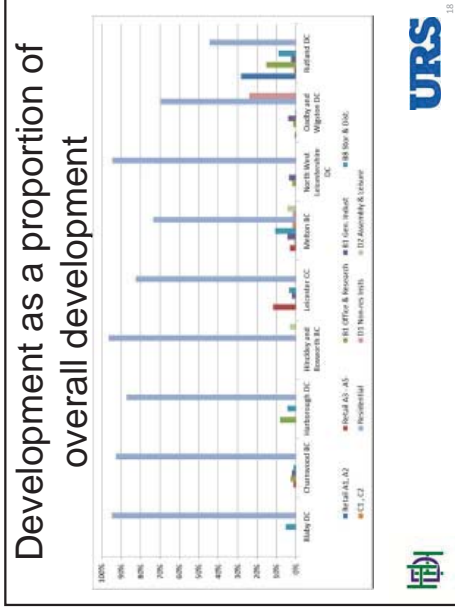
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Modelling

Residential
Commercial

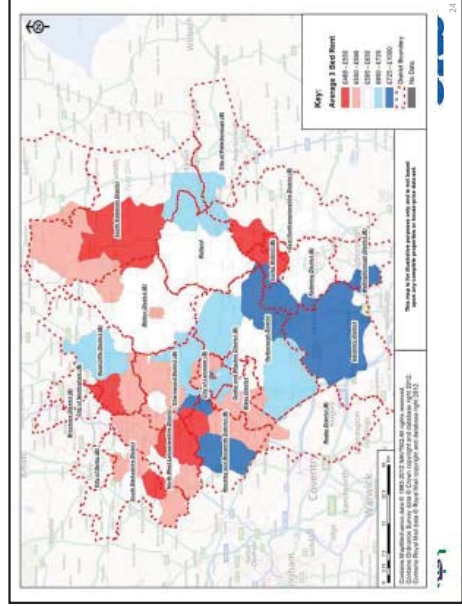
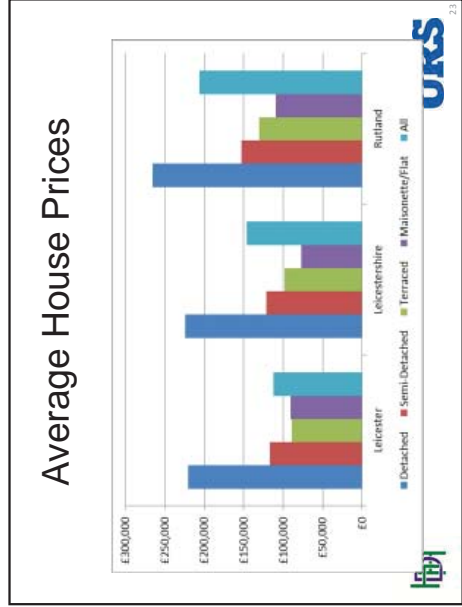
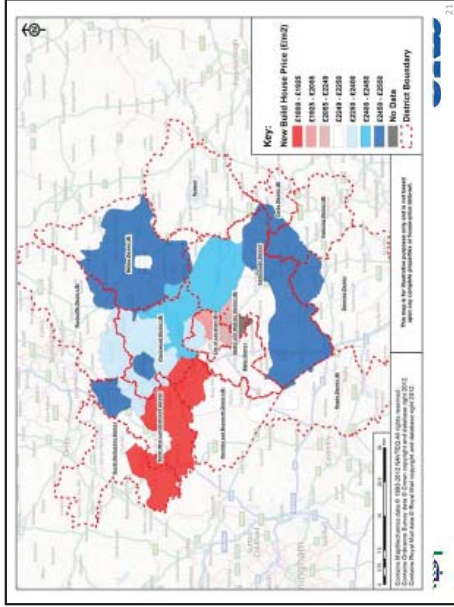
16 Sites

Industrial
Office
Student
Retail
Hotel

Residential prices from developer appraisals and the wider evidence base

Council	Type	£/m2
Leicester	Flats	1,722
	Houses	1,356
NW Leics	Houses	1,917
Narborough	Houses	1,838
	Gen Res	2,045
Blaby	Gen Res	1,884
Whetstone	Gen Res	1,830
Little Thorpe	Gen Res	2,045
Crosby	Gen Res	1,898
Blaby Rural	Gen Res	2,153
Melton	Houses	1,900
Charnwood	Houses	1,539
	Houses	2,803
Harborough	Houses	2,368
	Houses	2,476
	Houses	2,355
Deaby and Wigston	Houses	2,100
	Houses	2,019





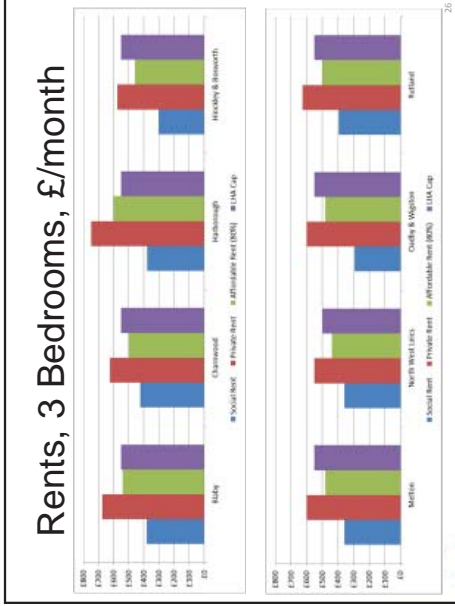
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Appraisal Prices

Appraisal Variables by Charging Authority (£/m²)

Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,400	3,500
1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300
1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,100
1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900
1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700
1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500
800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300
600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100
400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900
200	300	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700
100	200	300	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500	1,600
0	100	200	300	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500



Affordable Rent

Rent	80% of median rent LHA Cap
Management	10%
Voids	4%
Repairs	6%
Field	5.25% (19 YP)






Affordable Assumptions

Social rent	2 bed	67m ²	£60,000	(£895/m ²)
	3 bed	72m ²	£67,000	(£930/m ²)
Intermediate				70% of market value
Historic Grant				Typically £35,000/social rent
				Grant, recycled grant, Right-to-buy receipts, Social to affordable rent conversions



Non Residential - Capitalised typical rents £/m²

	Rent£/m2	Yield	Capitalised Rent £/m2
Large industrial	41	6.50%	631
Small industrial	48	7.50%	640
Large office	93	6.50%	1,431
Small office	100	7.00%	1,429
Large retail	122	5.00%	2,440
Small Retail	105	7.00%	1,500
Leicester Shops	236	7.00%	3,371
Other Shops	150	11.00%	1,364
Hotels (per room)	3,750	6.50%	2,150
Leisure	75	8.00%	938



Affordable - Values

	Worth of Affordable Rent									
	Blaby	Charnwood	Harborough	Hinckley & Bosworth	Leicester	Melton	North West Leics	Oadby & Wigston	Rutland	
Private Rent	675	625	750	575	650	600	550	600	625	
Affordable Rent (80%)	540	500	550	460	520	480	440	480	500	
Net Rent Pa	5,184	4,800	5,280	4,416	4,992	4,608	4,224	4,608	4,800	
Worth	94,255	87,273	96,000	80,291	90,764	83,782	76,800	83,782	87,273	
£/m2	992	919	1,011	845	955	882	808	882	919	

Development Costs

1. Construction	BCIS
2. Infrastructure	10% - 20%
3. Abnormals	15% Brownfield
4. Fees	10%
5. Contingencies	2.5% & 5%
6. Additional s106	£1,000/unit (ALL)
7. Interest	7%
8. Profit	20%

Alternative Use Value

1. Agricultural	£25,000 /ha
2. Paddock	£50,000 /ha
3. Residential	£500,000 /ha
4. Industrial	Leicester and Oadby & Wigston £400,000/ha Remainder £300,000/ha





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Build Rates

1. Base	8 or 9 / quarter
2. Large greenfield	9 / quarter
3. SUEs (phases)	20 / quarter
4. Small sites	1 / month




Affordable Housing	
Council	Status
Blaby	Emerging CS 30% 25%
Charnwood	Local Plan 30%
Harborough	Core Strategy 40% 30% Other areas
Hincley and Bosworth	Core Strategy 40% 20% Other Areas
Leicester City	Core Strategy 15% 30% 20% Regeneration area South East and Ashton G Elsewhere
Melton	Local Plan 20%
NW Leicestershire	Local Plan SPD 20%
Oadby and Wigston	Core Strategy 30% 20% 10% Oadby Wigston South Wigston (Cumulated sum on 55 units)
Rutland	Core Strategy 35%




Site development assumptions

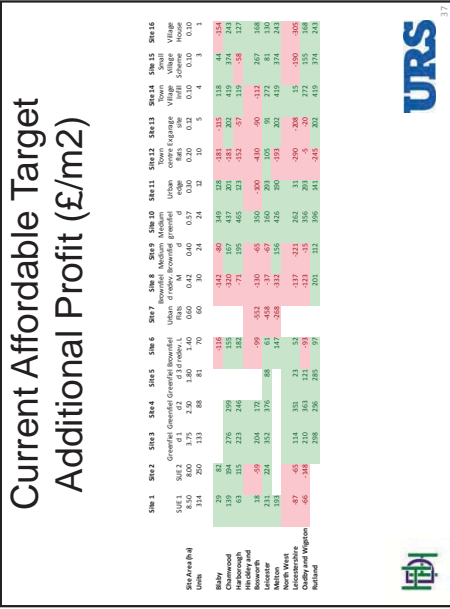
Number	Site	Units		Area		Density	
		Units	Average	ha	Unit	Units/ha	m ²
1	SUE 1	314	37	81.9	m ²	25,723	3,026
2	SUE 2	250	31	82.9	m ²	20,730	2,591
3	Greenfield 1	150	40	3.75	40	91.1	13,661
4	Greenfield 2	110	44	2.50	44	89.1	9,798
5	Student Housing	100	167	0.60	167	27.0	2,700
6	Brownfield redev. L	70	140	50	78.1	5,466	3,904
7	Urban Flats	60	100	76.4	4,588	7,643	
8	Brownfield redev. M	30	0.42	71	70.6	2,119	5,045
9	Medium Brownfield	24	0.40	60	69.3	1,663	4,158
10	Medium greenfield	24	0.57	42	90.5	2,171	3,809
11	Urban edge	12	0.30	40	86.8	1,041	3,470
12	Town centre flats	5	0.12	42	84.6	423	3,525
13	Ex garage site	3	0.10	40	83.5	334	3,340
14	Town Village Infill	1	0.10	30	92.0	276	2,760
15	Small Village Scheme	1	0.10	10	111.0	111	1,110
16	Village House						
TOTAL		314	8.50	37	81.9	25,723	3,026



Alternative Land Use and Uplift

Number	Site	Alternative Land Use			Uplift	Additional
		Use	£/ha	£/ha		
1	SUE 1	Agricultural	25,000	15.00%	250,000	278,750
2	SUE 2	Agricultural	25,000	15.00%	250,000	278,750
3	Greenfield 1	Agricultural	25,000	15.00%	250,000	278,750
4	Greenfield 2	Agricultural	25,000	15.00%	250,000	278,750
5	Student Housing	Industrial	300,000	15.00%	3,450,000	3,450,000
6	Brownfield redev. L	Industrial	300,000	15.00%	3,450,000	3,450,000
7	Urban Flats	Industrial	300,000	15.00%	3,450,000	3,450,000
8	Brownfield redev. M	Industrial	300,000	15.00%	3,450,000	3,450,000
9	Medium Brownfield	Industrial	300,000	15.00%	3,450,000	3,450,000
10	Medium greenfield	Agricultural	25,000	15.00%	250,000	278,750
11	Urban edge	Padcock	300,000	15.00%	250,000	595,000
12	Town centre flats	Industrial	300,000	15.00%	3,450,000	3,450,000
13	Ex garage site	Industrial	300,000	15.00%	3,450,000	3,450,000
14	Town Village Infill	Residential	500,000	15.00%	7,500,000	7,500,000
15	Small Village Scheme	Padcock	50,000	15.00%	250,000	307,500
16	Village House	Padcock	50,000	15.00%	250,000	307,500





Appraisal Sites - Current Land Uses

Number	Site	Alternative Land Use	Number	Site	Alternative Land Use
1	Site 1	Agricultural	9	Medium Brownfield	Industrial
2	Site 2	Agricultural	10	Medium Brownfield	Industrial
3	Greenfield 1	Agricultural	11	Urban office	Industrial
4	Greenfield 2	Agricultural	12	Town Centre (NB)	Industrial
5	Student Housing	Industrial	13	EX. Garage site	Industrial
6	Brownfield (adv. L)	Industrial	14	Town Village (NB)	Residential
7	Brownfield (adv. M)	Industrial	15	Widening Scheme	Residential
8	Brownfield (adv. M)	Industrial	16	Village House	Industrial

Source: NPS 2012



Appraisal Results Showing Additional Profit and Approximate Residual Value - Greenfield

Site	Large Office	Small Industrial	Large Office	Small Industrial	Prime Retail	Shop	Other Shops	Leisure
Bibby, Charnwood, Northwood, Hickley and Leicester								
Residual Land Worth (APPX)	2,812,324	4,172,324					1,297	
Medium Office and Office and Medium Greenfield								
Residual Land Worth (APPX)	2,812,324	2,812,324					1,297	
Greenfield (APPX)			4,172,324				2,401	
Appraisal Results Showing Additional Profit and Approximate Residual Value - Brownfield								
Large Office								
Small Industrial								
Large Office								
Prime Retail								
Shop								
Other Shops								
Bibby, Charnwood, Northwood, Hickley and Leicester								
Residual Land Worth (APPX)	1,384,132	2,812,324					2,401	
Medium Office and Office and Medium Greenfield								
Residual Land Worth (APPX)	1,384,132	2,812,324					2,401	
Greenfield (APPX)			4,172,324				2,401	



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Appraisal Results showing potential maximum CIL payment £/m2

	Large Industrial	Small Office	Large Office	Small Retail	Large Retail	Smaller Retail	Leisure Shops	Other Shops	Leisure
Greenfield									
Billy, Charnwood									
Heronsgate, Hockley									
WV Leicestershire and					47%				7%
Harford Councils									
Leicestershire and									
Worcestershire Councils					47%				7%
High									
Billy, Charnwood									
Heronsgate, Hockley									
WV Leicestershire and						22%			
Harford Councils									
Leicestershire and									
Worcestershire Councils									
									1,864

• Hotels £478/m2
 • Student Accommodation £192/m2



Infrastructure Requirements

Use existing infrastructure evidence base Nationally

Significant Infrastructure Projects (NSIP's)

Conservative approach

- Some funding TBC
- Actual funding gap could be larger

All have a funding gap

Setting CIL

- Viability Evidence
- Funding Gap
- Consultations
- Striking the Balance

Appendix 2: List of consultees at Preliminary Draft Charging Schedule

Who was consulted	Email	Letter
Blaby District Council		X
Harborough District Council		X
Charnwood BC	X	X
North West Leicestershire DC		X
Oadby & Wigston BC		X
Melton BC		X
Hinckley & Bosworth BC		X
Leicestershire CC		X
Wanlip Parish Meeting		X
Birstall Parish Council		X
Thurmaston Parish Council		X
Barkby & Barkby Thorpe CP		X
Scraptoft Parish Council		X
Thurnby and Bushby Parish Council		X
Glen Parva Parish Council		X
Stoughton Parish Council		X
Blaby Parish Council		X
Enderby Parish Council		X
Braunstone Town Council		X
Leicester Forest East PC		X
Kirby Muxloe Parish Council		X
Glenfields CP		X
Anstey CP		X
Thurcaston & Cropston PC		X
Civil Aviation Authority		X
Homes and Communities Agency		X
NHS National Commissioning Board		X
Office of Rail Regulation		X
The Highways Agency		X
The Environment Agency		X
English Heritage		X

Who was consulted	Email	Letter
Natural England		X
Marine Management Organisation		X
Leicester City Clinical Commissioning Group		X
Leicestershire County Council Highways		X
The Coal Authority		X
Mobile Operators Association		X
Three	X	
O2	X	X
Orange	X	
T-Mobile	X	
Vodafone	X	
EE		X
Severn Trent Water		X
National Grid (Hinckley)		X
Centrica		X
LLEP	X	
LABA		X
Leicester Civic Society	X	
20th Century Society	X	
Leicestershire Campaign for better transport	X	
Age UK		X
LACBA	X	X
Leicester College		X
Leicester University		X
DeMontfort University		X
Leicester Centre for intergrated Living	X	
Leicestershire Chamber of Commerce	X	X
Home Builders Federation		X
Barratt Developments Plc		X
Bellway Plc		X
Bovis Homes Group Plc		X
CALA Group Ltd		X
County Life Homes Ltd		X

Who was consulted	Email	Letter
Crest Nicholson PLC		X
Davidsons Developments Limited		X
Galliford Try plc		X
Gilbert & Hall Ltd		X
H B Lewis & Sons Ltd		X
Lovell Partnerships Ltd		X
McCarthy & Stone Retirement Lifestyles Limited		X
Morris Homes Ltd		X
Persimmon Plc		X
Redrow PLC		X
St. Modwen Properties PLC		X
Taylor Wimpey plc		X
The Crown Estate		X
The Miller Group Ltd		X
Jelson Limited		X
Westleigh Homes		X
RSPB - Leicester	X	
CfDS		X
Leicestershire and Rutland Wildlife Trust		X
Leicester Council Of Faiths		X
Leicester City Football Club		X
Leicester Tigers Rugby Club		X
Leicestershire County Cricket Club		X
Leicester RidersX		X
Birstall Golf Course		X
The Leicestershire Golf Course		X
The Ramblers Association		X
The Conservation Volunteers		X
Federation of Muslim Organisations (Leicestershire)		X
BT Group Ltd		X
Canal and Rivers Trust		X
The Georgian Group		X
Foxton Inclined Plane Trust		X

Who was consulted	Email	Letter
NFU		X
Fields in Trust		X
The Theatres Trust		X
Leicester Theatre Trust		X
Sikh Federation (UK)		X
Mencap		X
NJUG		X
Sport England		X
Institute of Directors (Leicestershire Branch)		X
Leicester United Caribbean Association		X
National Housing Federation		X
PDE Consulting	X	
GVA	X	
Bouldins	X	
GMS	X	
Gladman	X	
Fairhurst	X	
English Heritage (specific contact)	X	
Peacock and Smith	X	
Natural England (specific contact)	X	
Environment Agency (specific contact)	X	
G L Hearn.	X	
Silkstone Environmental	X	
Walton	X	
Deloitte	X	
White Young Green	X	
Nathaniel Litchfield & Partners	X	
Woodlands Trust	X	
Barton Willmore	X	
Dtz	X	
Turley Associates	X	
Jwpc	X	
Cgms	X	

Who was consulted	Email	Letter
planware.co.uk	X	
Bloorhomes	X	
Lidl	X	
Leicester and Leicestershire	X	
Liz Kendall MP	X	
Keith Vaz MP	X	
Jon Ashworth MP	X	
ratilal	X	
National Planning Unit	X	
Anne Hayto	X	
Nigel Porter	X	
Victorian Society	X	
Fox Group	X	
Leicester Access Forum	X	
Lamp Direct	X	
Andrew Granger	X	
Andy Brookes	X	
Vista	X	
Michael Lambert – Leicestershire Police	X	
Voluntary Action Leicestershire	X	
Peacock and Smith	X	
Fusion Online Ltd	X	
Mather Jamie	X	
ldpag	X	
Mosaic 1898	X	
Savills	X	
llgbc	X	
East Midlands Skyscraper City Forum	X	
Leicester Spokes	X	
Insight Planning	X	
hsduk101	X	
Depol	X	
Graham Sleath	X	

Who was consulted	Email	Letter
Forum for the future	X	
kirkwells	X	
Bnpparibas	X	
Greenbelt group	X	
cpre.org.uk;	X	
hbj-gw.com;	X	
Jarroms	X	
NCP	X	
Severntrent	X	
Shonki Brothers	X	
West Bridge Living	X	
Sowden Group	X	
amamidlands	X	
Sgp.co.uk;	X	
raglan.org;	X	
Lance Wiggins - Landmark Planning	X	
Foundation Housing	X	
advanceuk.org;	X	
NRSPROPERTY.CO.UK;	X	
jenko1945	X	
Leicester University	X	
Kpw Architects	X	
Renewable UK	X	
Goodmans	X	
Action Deafness	X	
Pete Wilkinson – Landmark planning	X	
Shakespeare Marrons	X	
Innes England	X	
Lambert Smith Hampton	X	
jamesellicks.com	X	
Mather Jamie	X	
Henry Boot	X	
Pegasus Planning	X	

Who was consulted	Email	Letter
Freeth Cartwright	X	
Andrew Martin	X	
Andrew Ashwell	X	
David Morley	X	
Fisher German.co.uk	X	
Oxalis Planning	X	
iceniprojects.com	X	
capita.co.uk	X	
signetplanning.com	X	
howplanning.com	X	
ssrplanning.co.uk	X	
lucasland.co.uk	X	
rgparchitects.com	X	
ancerspa.co.uk	X	
twigg.biz	X	
intali.com	X	
rutlandplanning	X	
leicester@wyg.com	X	
bartonwillmore.co.uk	X	
Andy Hiorns	X	
Debbie taylor	X	
boyerplanning.co.uk	X	
cerda-planning.co.uk	X	
Dlpconsultants.co.uk	X	
gr-1.co.uk	X	
stuart.dawson	X	
howkinsandharrison.co.uk	X	
eu.jll.com	X	
michaelwellock	X	
mslaw.co.uk	X	
montagu-evans.co.uk	X	
rpsgroup.com	X	
sedgwickassociates.co.uk	X	

Who was consulted	Email	Letter
sra-architecture.co.uk	X	
John hall	X	
davidlock.com	X	
butteryandwatson.co.uk	X	
harrismccormack.co.uk	X	
Baily Planning	X	
planningprospects.co.uk	X	
aimsltd.co.uk	X	
D Green - turleyassociates.co.uk	X	
Harborough London	X	
ACERT		X
Network Rail		X
Arriva Bus	X (form)	
British Geological Survey	X	
CAMRA	X	
Centre for Ecology and Hydrology	X	
Church Commissioners for England (normally just DoL)	X	
Equality and Human Rights Commission	X	
Forestry Commission	X	
First Bus	X (form)	
Freight Transport Association	X (form)	
Leicester shire promotions	X	
Leicester Connexions (Part of LCC)		X
Leicestershire and Rutland Sport Board (Share Sport Eng)	X	
Leicestershire Fire and Rescue	X	
Hammilton Residents Association		X
Midland Mainline	X	
National Offender Management Services		X
Road Haulage Association.		X
Home Office		X
Department for Communities and Local Government		X
Department for Education;		X
Department for Environment, Food and Rural Affairs		X

Who was consulted	Email	Letter
Department for Transport		X
Department for Business Innovation and Skills		X
Department of Health		X
Ministry of Defence		X
Department of Work and Pensions		X
Ministry of Justice; and		X
Department for Culture, Media and Sport.		X
Royal Mail Neil.wells@dtz.com		X
National Retail Federation		X
Capita	X	
NCHA	X	
Midland Heart	X	
North Warwickshire BC	X	
Applegate Leicester	X	
Rugby BC	X	
Blueprint UK	X	
British Property Federation	X	X
Fisher German	X	
How Planning	X	
Opal Group	X	X
Lambert Smith Hampton	X	
East Midlands Housing Association	X	X
Unite Group	X	
Rushcliffe BC	X	
South Derbyshire	X	
Marrons	X	X
Lichfield DC	X	
Lovells	X	
MatherJamie	X	
Crest Nicholson PLC	X	
Famework HA	X	
ADSA	X	
Sainsbury's	X	X

Who was consulted	Email	Letter
Morrissions	X	X
Tescos	X	X
Co-op	X	X
Aldi	X	X
Lidl	X	X
Waitrose	X	
Lucasland	X	
Longhurst Group	X	
jamesrdesign	X	
Cancer UK	X	
breslin Architects	X	
ainscoughstrategicland	X	
Gazeleys	X	
County land and Business Association	X	
Stepford Homes	X	
Andrew Twigg & Associates Ltd	X	
Peter Wilmot Achitects	X	
Stanforth Architects	X	
Waterloo Housing Group	X	
Peagus UK	X	
Anglian Water	X	
WDA Planning	X	
Loughborough University	X	
Harris McCormac	X	
Harrow Estates	X	
Barton Willmore	X	
ass-ltd.com	X	
thearchitect	X	
hssparchitects.co.uk	X	
gotadsl.co.uk	X	
i-lid.co.uk	X	
jed	X	
krassociates.co.uk	X	

Who was consulted	Email	Letter
mark.winklewski	X	
mja-architects.co.uk	X	
mccombiesmith.co.uk	X	
msplan.co.uk	X	
monolitharchitecture.co.uk	X	
nbwarchitects.co.uk	X	
n.tomson	X	
pca-architects.com	X	
Pd Architecture	X	
P J wilmot	X	
Philip Brownassociates	X	
kenyeates	X	
longhurst-group.org.uk	X	
taylorrobin	X	
strangeway.co.uk	X	
thomaswilsonarchitects.co.uk	X	
tomreeve.co.uk	X	
A Harding	X	
uppingham.co.uk	X	
Nick Marshall w b d	X	
Philip Heath 1	X	
M Pritchett	X	
Multiagency Travellers Unit	X	
British Retail Consortium	X	X

Total Consultees = 351

Appendix 3: Email and letter sent to Consultees

From: planning-policy
Sent: 29 May 2014 11:44
To: planning-policy
Subject: Leicester City Council - Community Infrastructure Levy – Consultation on Preliminary Draft Charging Schedule

The Council intends to introduce the Community Infrastructure Levy (CIL), and is in the process of preparing a Community Infrastructure Levy Charging Schedule.

CIL is a new charge that local authorities can place on new development . The levy will be used to fund infrastructure to support growth.

Before a Charging Schedule can be adopted by the Council it must be subject to two rounds of consultation and an examination in public. This is the first stage of the consultation process.

The Council has prepared a Preliminary Draft Charging Schedule (PDCS) along with the supporting evidence base documents. The PDCS sets out the proposed charging rates for Leicester.

The Council invites comments on the Preliminary Draft Charging Schedule and supporting documents.

The consultation period runs from **Wednesday 28th May 2014** and ends on **Thursday 10th July 2014 at 5.00pm**.

The summary PDCS, a PDCS supplementary document (which includes a draft instalments policy), CIL Infrastructure Projects List, Draft Regulation 123 List and supporting documents can be viewed on the Council's website:

<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/cil/>

Copies of the PDCS documents are available at all City Council customer service centres and can be accessed at all public libraries via the free internet access provided there.

You can comment by:

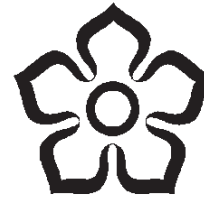
- Using the Council's on line consultation system <http://consultations.leicester.gov.uk/city-development-and-neighbourhoods/community-infrastructure-levy-viability-assessment/>
- By writing to: The Planning Policy Team, PDCS Consultation, Leicester City Council, A 11 New Walk Centre, Welford Place, Leicester LE1 6ZG
- By email: planning.policy@leicester.gov.uk

The PDCS contains a number of questions on which the Council would like your views . Please be aware that your comments will be published on the Council's website together with your name.

Regards

Jeevan Dhesi
Planning Policy
Leicester City Council
Tel: 0116 454 2983

Email: planning.policy@leicester.gov.uk
 Our ref: PP/CIL
 Date: 29 May 2014
 Please ask for : Jeevan Dhese
 Tel: 0116 4542983



Leicester
 City Council

Planning Policy

A11, New Walk Centre
 Welford Place
 Leicester LE1 6ZG
www.leicester.gov.uk/planning

Dear Sir /Madam

Community Infrastructure Levy – Consultation on Preliminary Draft Charging Schedule

Wednesday 28th May 2014 to 5.00 pm Thursday 10th July 2014

The Council intends to introduce the Community Infrastructure Levy (CIL), and is in the process of preparing a Community Infrastructure Levy Charging Schedule.

CIL is a new charge that local authorities can place on new development . The levy will be used to fund infrastructure to support growth.

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<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/cil/>

Copies of the PDCS documents are available at all City Council customer service centres and can be accessed at all public libraries via the free internet access provided there.

You can comment by:

- Using the Council's on line consultation system which can be accessed from the CIL webpage
- By writing to: The Planning Policy Team, PDCS Consultation, Leicester City Council, A 11 New Walk Centre, Welford Place, Leicester LE1 6ZG
- By email: planning.policy@leicester.gov.uk

The PDCS contains a number of questions on which the Council would like your views . Please be aware that your comments will be published on the Council's website together with your name.

For enquiries, please contact the telephone number given at the top of this letter


Yours faithfully

Jeevan Dhesi
Planning Policy
Leicester City Council

Appendix 4: CIL web page

Community Infrastructure Levy - Leicester City Council

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Environment & Planning

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- 2006 Local Plan
- Area and Site Planning Guidance
- City-Wide Planning Guidance
- Community Infrastructure Levy**
- Design and Access for Disabled People
- Local Development Framework
- Major Schemes and Awards
- New Local Plan
- Planning Policy Team
- Regional Plan
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- Waste Development Framework
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Community Infrastructure Levy

Leicester City Council is proposing to introduce a Community Infrastructure Levy (CIL).

CIL is a new charge that local authorities can place on new development in their area. Its purpose is to help fund infrastructure that is needed to support new development.

Before the CIL charge is adopted by the Council it must be subject to two rounds of consultation. This is the first stage of the consultation process – The Preliminary Draft Charging Schedule stage.

The Council has prepared a Preliminary Draft Charging Schedule (PDCS) along with the supporting evidence base documents for consultation. The PDCS sets out the proposed charging rates for Leicester.

The Council invites comments on the Preliminary Draft Charging Schedule and supporting documents.

Viewing the Documents.

The **summary Preliminary Draft Charging Schedule (PDCS)** , a **PDCS supplementary document (which includes a draft instalments policy)** , **CIL Infrastructure Projects List** , **Draft Regulation 123 List** , can be downloaded by following the above links or from the bottom of this page.

The **CIL Viability Assessment** demonstrates the level of CIL that could be supported by development, and assists the Council in deciding the rate of the levy that could be reasonably charged without putting the viability of development in Leicester at serious risk.

Leicester, Leicestershire and Rutland CIL Viability Study

Leicester, Leicestershire and Rutland CIL Viability Study - Leicester City Annex

Leicester, Leicestershire and Rutland CIL Viability Study - Appendices

Leicester, Leicestershire and Rutland CIL Viability Study – Results Annex


Community Infrastructure Levy - Leicester City Council

Other supporting documents that are referenced in this consultation are: -
Leicester Core Strategy (adopted 2010),
Leicestershire & Leicester Growth infrastructure assessment
Leicester City Growth infrastructure assessment extract
Leicester City Council Affordable Housing Provision and Developer Contributions

Printed copies of the Preliminary Draft Schedule documents are available at all City Council customer service centres, and the documents can be accessed at all public libraries via the free internet access provided there.

The consultation period runs from Wednesday 28th May 2014 and ends on Thursday 10th July 2014 at 5.00pm.

You can comment by

- Using the Council's on line consultation system which can be accessed from the council's Citizen Space pages <http://consultations.leicester.gov.uk/city-development-and-neighbourhoods/community-infrastructure-levy-viability-assessment/> 
- By writing to: The Planning Policy Team, CIL PDCS Consultation, Leicester City Council, A 11 New Walk Centre, Welford Place, Leicester LE1 6ZG
- By email: planning.policy@leicester.gov.uk

Comments received at this stage will be taken into consideration in preparing a draft charging schedule, which will be subject to further consultation.



[Preliminary Draft Charging Schedule \(Summary\) \[pdf / 680KB\]](#)



[Preliminary Draft Charging Schedule \(Supplementary Paper\) \[pdf / 718KB\]](#)



[Preliminary Draft Regulation 123 List \[pdf / 69KB\]](#)



[CIL Infrastructure Projects List and Funding Gap \[pdf / 112KB\]](#)



Leicester, Leicestershire and Rutland CIL Viability Study [pdf / 1.88MB]



Leicester, Leicestershire and Rutland CIL Viability Study - Appendices [pdf / 10.32MB]



Leicester, Leicestershire and Rutland CIL Viability Study – Results Annex [pdf / 7.08MB]



Leicester, Leicestershire and Rutland CIL Viability Study - Leicester City Annex [pdf / 840KB]

Appendix 5: Press Statement

Leicester City Council - News Archive For May 2014: New developer charges planned

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Council News

Home > News

New developer charges planned

28/05/2014

LEICESTER City Council is consulting on proposals to change the way contributions are made to the cost of infrastructure projects linked to new developments.

Currently, councils can require developers to make financial contributions towards infrastructure improvements such as parks, roads, and schools under Section 106 Agreements.

From next year, the government wants councils to introduce a new, locally-agreed system of securing infrastructure funds from development through a Community Infrastructure Levy (CIL).

This requires local authorities to charge developers a fixed tariff based on the type and size of new building projects.

Before the new levy is introduced in Leicester, the city council needs to agree its proposed levy rates in consultation with residents and developers. This is based on a list of proposed infrastructure schemes that could potentially be needed as a result of development over the next ten to 12 years. This will be used to guide the investment of funds received from new developments.

The list is linked to the city council's planning strategy and includes improvements to transport, the provision of more school places, and improvements to parks and green spaces.

Money raised through the Community Infrastructure Levy could raise up to £500k per year from 2016/2017.

City Mayor Peter Soulsby said: "All development will impact on a city's infrastructure in one way or another. It is absolutely vital that we continue to encourage growth and regeneration, but we cannot ignore the demands that new development makes on local amenities and services.

"Where investment needs to be made to meet those increased demands, it is fair that developers contribute.

"We are proposing a charging tariff that we think is appropriate, and which will still encourage developers to invest in the city."

Contact Us

Council Press Office:

0116 454 4150

Email us at:

pressdesk@leicester.gov.uk

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Leicester City Council - News Archive For May 2014: New developer charges planned

The proposed Community Infrastructure Levy charges for residential development in Leicester would be £25 per sqm per house, up to a maximum of £2,000. There would be no charge for new houses built in regeneration areas.

Proposed charges for non-residential development would be higher. For example large retail developments, including supermarkets and warehouses, could be charged a proposed levy of £150 per sqm.

A consultation on the proposed Community Infrastructure Levy has been launched today (May 28) and will run for six weeks.

People can complete the consultation questionnaire online at www.leicester.gov.uk/haveyoursay



Peter Soulsby
City Mayor



leicesterlink

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News Release

no: 2779

date: 28 May 2014

release: For Immediate Release

New developer charges planned

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Before the new levy is introduced in Leicester, the city council needs to agree its proposed levy rates in consultation with residents and developers. This is based on a list of proposed infrastructure schemes that could potentially be needed as a result of development over the next ten to 12 years. This will be used to guide the investment of funds received from new developments.

The list is linked to the city council's planning strategy and includes improvements to transport, the provision of more school places, and improvements to parks and green spaces.

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"Where investment needs to be made to meet those increased demands, it is fair that developers contribute.

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A consultation on the proposed Community Infrastructure Levy has been launched today (May 28) and will run for six weeks.

People can complete the consultation questionnaire online at www.leicester.gov.uk/haveyoursay

Ends

For further information please contact Jon Evans, Press Officer, on 0116 252 7926.

For more news visit www.leicester.gov.uk/news or follow us at www.twitter.com/leicester_news

Appendix 6: Consultations Portal

Citizen Space - Community Infrastructure Levy - Preliminary Draft Charging Schedule



Consultation Hub

Find Consultations

We Asked, You Said, We Did

Community Infrastructure Levy - Preliminary Draft Charging Schedule

Overview

Leicester City Council is consulting on proposals to change the way contributions are made to the cost of infrastructure projects linked to new developments. This new charge is known as the Community Infrastructure Levy (CIL).



Currently, some developments make financial contributions towards infrastructure improvements including parks, roads, and schools as a planning requirement.

From next year, the government wants councils to introduce a new locally agreed system of securing infrastructure funds from development through the Community Infrastructure Levy.

This requires local authorities to charge developers a fixed tariff based on the type and size of new building projects.

Before the new levy is introduced in Leicester, the city council is required to agree its proposed levy rates in consultation with residents and developers.

The Council has prepared a Preliminary Draft Charging Schedule which includes the proposed charging rates for types of uses and buildings, and a number of documents which are required as evidence to support the setting of the new levy. These are all available on the Council's CIL Webpage

Contact

0116 4542983

planning.policy@leicester.gov.uk

Dates

Consultation is Closed

Ran from 28 May 2014 to 14 Jul 2014

Other Information

Areas:

All Areas

Audience:

All Residents,
Voluntary organisations,
Community organisations,
All Public and Private Organisations

Interests:

Planning

Citizen Space - Community Infrastructure Levy - Preliminary Draft Charging Schedule

<http://www.leicester.gov.uk/your-council-services/ep/planning/plansandguidance/cil/>

There are a number of questions which the Council would like your views on. These will assist the Council in deciding the rate of the levy that could be reasonably charged.

Please be aware that your comments will be published on the Council's website together with your name.

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Appendix 7: CIL Watch Extract

04/12/2014

Leicester City Council - CIL preliminary draft charging schedule published | Planning Resource

PLANNINGRESOURCE
THE INDEPENDENT INFORMATION HUB FOR PLANNING PROFESSIONALS

Leicester City Council - CIL preliminary draft charging schedule published

28 May 2014 , Be the First to Comment

Leicester City Council published its Community Infrastructure Levy preliminary draft charging schedule for consultation on 28 May 2014.

Leicester City Council published its CIL preliminary draft charging schedule for consultation between 28 May 2014 and 10 July 2014.

Proposed charges include:

- Two residential charging zones with rates of £25 and £0 per m².
- Hotel developments will be charged £100 per m².
- Student accommodation developments will be charged £100 per m².
- Supermarket and retail warehouse developments will be charged £150 per m².
- Distribution developments will be charged £10 per m².
- No charge for all other uses.