



Gosport Community Infrastructure Levy Draft Charging Schedule Consultation Response Form

(Community Infrastructure Levy 2010 as amended Regulation 16)

Name:

Agent Name:

Organisation (if applicable):

Agent Organisation (if applicable):

Address:

Agent Address:

Post Code:

Post Code:

Telephone:

Telephone:

Email:

Email:

Gosport Community Infrastructure Levy documents are available to view on the Gosport Borough Council website: www.gosport.gov.uk/cil

Paper copies of the response form are available in the libraries and at the Town Hall (3rd floor reception).

If you would like to discuss any element of the consultation documents further then please contact/telephone Planning Policy **023 9254 5228**

All comments and completed forms should be returned by **5.00pm on 30th October 2014**

either to **Planning Policy**
Gosport Borough Council
Town Hall
High Street
Gosport
Hampshire
PO12 1EB

Print

Print for your records

Save as pdf

or response forms can be returned by email to planning.policy@gosport.gov.uk

Gosport Community Infrastructure Levy Draft Charging Schedule

consultation:

Please use a separate form for each representation

1. Do you consider that the CIL rates proposed in the draft charging schedule for different types of development are appropriate for Gosport Borough?

Please tick

Yes No

If No please state reasons below:

The HCA proposes that a nil rate should apply to all residential development at the Solent Enterprise Zone. Applying a nil rate to a defined geographic area is consistent with the approach proposed to be taken to different areas within the Borough, most notably the Waterfront. It is noted that the Planning Practice Guidance (June 2014) notes that there are three circumstances in which the charging authority may offer relief from the levy where a specific scheme cannot afford to pay it. Two of the circumstances are where a section 106 agreement exists on the planning permission permitting the chargeable development, and where the charging authority must consider that paying the full levy would have an unacceptable impact on the development's economic viability. The HCA contends that both of these considerations apply in this case and applying these principles, it is not appropriate to apply the same CIL rate to all parts of the Borough and residential development at the Solent Enterprise Zone should therefore be exempt.

Other comments:

Gosport Borough Council has resolved to grant planning permission for commercial and residential development within the Solent Enterprise Zone on land known as Waterfront and Daedalus East/Hangars East (application ref: 11/00282/OUT). The associated S106 agreement with Gosport Borough Council is close to being executed and a separate highways agreement has been signed with Hampshire County Council and the HCA has already funded significant highways improvements in the surrounding area which are part of the improvements that would be funded by the CIL in Gosport. The limited amount of residential development included within the scheme is required to cross subsidise the refurbishment and subsequent sustainable use of heritage buildings, including listed buildings, and also the provision of a substantial amount of employment, community and leisure space. Paying the levy would render development un-viable and therefore residential development at the Solent Enterprise Zone should be exempt.

2. If your representation is seeking a change, do you consider it necessary to participate at the Examination?

No I do not wish to participate in the examination hearings
 Yes I do wish to participate in the examination hearings

.. If you wish to participate, please outline why you consider it necessary.
(please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination).

If the Council does not accept the HCA's submissions in respect of each of these points, then it would be necessary for the HCA to attend the Examination to provide evidence on viability and explain how the application of CIL to residential development with Solent Enterprise Zone would render the development un-viable.

4. Do you wish to be notified at the address/email stated on page 1 of any of the following:

- a. that the draft Charging Schedule has been submitted for independent examination
- b. the Inspector's report has been published
- c. the adoption of the Charging Schedule

Data Protection

The comments and details of the responses on this form will be recorded on the Borough Council's Local Development Framework database. The Council is registered in accordance with the Data Protection Act 1998 and any data collected will only be used for the purposes of the Gosport Local Development Framework. Please note that your responses are public documents and available for public scrutiny.

Continued from Question 1 2 3 Other comments