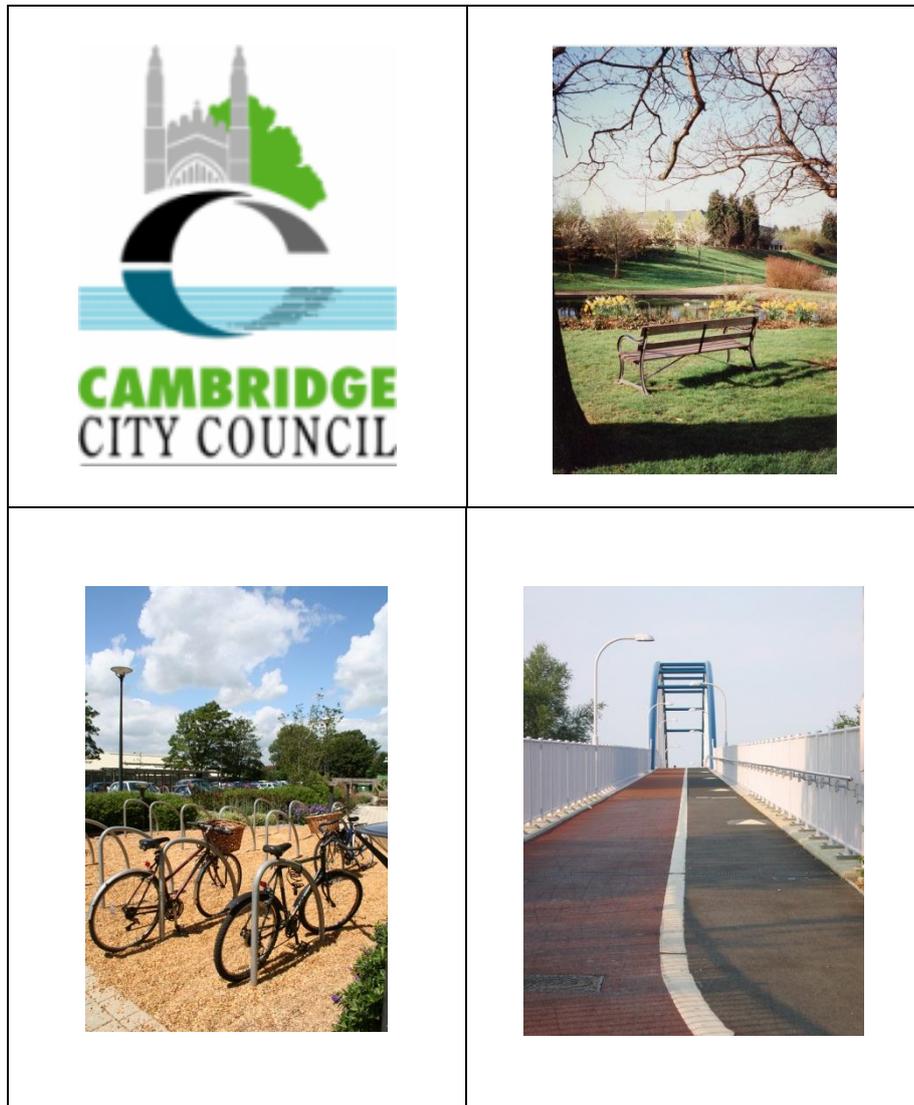


Cambridge Community Infrastructure Levy



Draft CIL Charging Schedule – Statement of Compliance March 2014

1. Background

1.1 This statement has been produced to demonstrate Cambridge City Council's compliance with the requirements set out in the Planning Act 2008, the CIL Regulations 2010 (as amended) and DCLG guidance (February 2014).

2. Compliance

2.1 Cambridge City Council hereby declares that:

- a. as the charging authority, it has complied with the Requirements of Section 212(4) of the Planning Act 2008 and the CIL Regulation 2010 (as amended);
- b. that the charging authority has used appropriate available evidence to inform the draft charging schedule; and,
- c. that any other matters prescribed in the CIL Regulations 2010 (as amended) have been dealt with.

2.2 Legislation relating to the introduction of CIL is set out in Part 11 of the Planning Act (2008) as amended by the Localism Act (2011). The provisions relating to the examination of a CIL Draft Charging Schedule are set out in the following sections. The table below demonstrates that the Council has complied with these provisions.

Planning Act 2008	
Section 211 - Amount	<p>In setting the rates and preparing the Draft Charging Schedule Cambridge City Council has had regard to the actual and expected costs of infrastructure; the economic viability of development; other actual or expected sources of funding for infrastructure; the actual or expected administrative expenses in connection with CIL and the Statutory Guidance (See CIL/020 - Draft CIL Charging Schedule – Supporting Information Summary).</p> <p>Cambridge City Council has consulted with a range of stakeholders in preparing the Draft Charging Schedule, with formal consultations as follows:</p> <ul style="list-style-type: none">• Preliminary Draft Charging Schedule: 18th March 2013 – 29th April 2013 (6 weeks)• Draft Charging Schedule: 28th October 2013 – 9th December 2013 (6 weeks)
Section 212 – charging schedule examination	<p>The Council has submitted the CIL Draft Charging Schedule and accompanying evidence to the Planning Inspectorate (PINs) who will provide an independent inspector to examine the Draft CIL Charging Schedule. PINs are independent of the Council and have appropriate experience and expertise.</p> <p>All persons who have submitted representations to the consultation on the Draft CIL Charging Schedule stating that they would like to be heard by the examiner, will be given this opportunity.</p>

2.3 The Planning Act (2008) allows for the production of CIL regulations. These are contained in The Community Infrastructure Levy Regulations 2010 (as amended). The regulations that apply to the processes involved in progressing a CIL Draft Charging Schedule to examination are as follows:

- Regulation 12 - Format and content of charging schedules
- Regulation 13 - Differential rates
- Regulation 14 - Setting rates
- Regulation 15 - Consultation on a preliminary draft charging schedule
- Regulation 16 - Publication of a draft charging schedule
- Regulation 17 - Representations relating to a draft charging schedule
- Regulation 18 - Withdrawal of a draft charging schedule
- Regulation 19 - Submission of documents and information to the examiner
- Regulation 20 - Consideration of representations by examiner
- Regulation 21 - CIL examination: right to be heard

2.4 The table below demonstrates that the Council has complied with these Regulations:

The Community Infrastructure Levy Regulations 2010 (as amended)	
Reg 12 – Format and content of charging schedules	Cambridge City Council’s Draft CIL Charging Schedule contains the information required by the Regulation 12 including: (a) the name of the Charging Authority; (b) the rates in pounds per square metre at which CIL is to be charged in the authority’s area; and, (d) an explanation of how the chargeable amount will be calculated.
Reg 13 – Differential Rates	This regulation applies to differential rates. Cambridge City Council does not propose to introduce differential rates for different zones. The Council proposes to set differential rates with regard to intended use of development. Differential rates are proposed for Residential and student accommodation development; retail and sui generis development akin to retail; and, all other uses. This is set out in the Council’s Draft CIL Charging Schedule.
Reg 14 – Setting Rates	In setting its levy rates, Cambridge City Council has complied with Regulation 14(1), which requires that it, <i>“must aim¹ 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 estimated total cost of infrastructure</i>

¹ The CIL Regulations 2014 amended this test. However, the amended Regulation 14(1) does not apply in relation to a charging schedule if a draft charging schedule was published in accordance with Regulation 16 of the 2010 Regulations before the CIL (Amendment) Regulations 2014 came into force, as is the case for the Cambridge Draft CIL Charging Schedule

	<p><i>required to support the 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.</i></p> <p>This is set out in the following documents:</p> <ul style="list-style-type: none"> • CCC Draft CIL Charging Schedule; • Cambridge City Council and South Cambridgeshire District Council Infrastructure Delivery Study 2012 and Update 2013; • CCC CIL Viability Assessment 2013; and, • Other evidence base documents submitted as part of the examination. These documents have been available to view and download from the Council’s website since 28 March 2014.
<p>Reg 15 – Consultation on a Preliminary Draft Charging Schedule</p>	<p>Cambridge City Council issued a CIL Preliminary Draft Charging Schedule for consultation between 18th March 2013 and 29th April 2013 (6 weeks).</p> <p>The Council complied with Regulation 15 of the CIL Regulations in terms of the requirements for consultation on the PDCS. Regulation 15 sets out that a charging authority must send a copy of the PDCS to each of the consultation bodies, and invite them to make representations on it. In addition, the Council has also invited representations on the PDCS from persons who are residents or carry on business in the district, including voluntary bodies and bodies that represent the interests of persons carrying on business in the district.</p> <p>The following methods of consultation were used:</p> <ul style="list-style-type: none"> • Public notice in the Cambridge Evening News 18/03/2013 (CIL/170); • Letter/e-mail notification to the consultees (CIL/180); and, • Information about the consultation, including documents and how to respond, on the Council’s public website. <p>The locations of where the PDCS was made available for inspection:</p> <ul style="list-style-type: none"> • Cambridge City Council’s Customer Service Centre • Cambridge City Council website <p>The Council published a summary of comments received and its response to them, on its website.</p>

	<p>The Council published a Preliminary Draft Charging Schedule Statement of Consultation (CIL/120) which provided a summary of all representations received as well as individual responses to those representations and suggested actions.</p>
<p>Reg 16 – Publication of a draft charging schedule & Reg 17 – Representations relating to a charging schedule</p>	<p>The Draft Charging Schedule and Supporting Information Consultation Document (CIL/100) was published on the Council website on 28 October 2013. Published alongside it were: a Regulation 16 Statement of Representation Procedure (CIL/110); relevant evidence base documents; and, a response form and a statement of the fact that hardcopies of the Draft Charging Schedule (CIL/130, CIL/140), statement of representations procedure and relevant evidence were available for inspection at the Council’s Customer Service Centre and on the Council’s website.</p> <p>A copy of the draft charging schedule and a statement of the representations procedure were sent to the consultation bodies.</p> <p>A local advertisement which set out the Regulation 16 Statement of Representations Procedure, and a statement of the fact that hardcopies of the Draft Charging Schedule, statement of representations and relevant evidence were available for inspection at the Council’s Customer Service Centre was published in the Cambridge Evening News on 28 October 2013 (CIL/140).</p> <p>The period for representations on the Draft Charging Schedule was 28 October 2013 to 9 December 2013 (6 weeks). A total of 60 representations were received from 18 individuals/organisations.</p> <p>Full copies of representations can be found in the Regulation 19(1)(c) Copy of Representations (CIL/060). Details of the consultations including a summary of all representations received as well as individual responses to those representations and suggested actions can be found in the Regulation 19(1)(b) Statement of Representations (CIL/050). Both these documents have been available to view on the Councils website since 28 March 2014.</p>
<p>Reg 18 – Withdrawal of a draft charging schedule</p>	<p>The Council has not withdrawn its Draft Charging Schedule therefore this regulation does not apply.</p>
<p>Reg 19 – Submission of documents and information to the examiner</p>	<p>Cambridge City Council submitted the following documents, in both paper and electronic form, to the Planning Inspectorate on 28 March 2014:</p>

	<ul style="list-style-type: none"> • the Draft CIL Charging Schedule (CIL/01); • A Regulation 19(1)(b) Statement of Representations (CIL/050); • Copies of representations made under Regulation 17 (CIL/060); and • Copies of the relevant evidence (CIL/260). <p>Copies of the Draft Charging Schedule and supporting documents were made available at the Council’s Customer Service Centre on 28 March 2013 (in compliance with (19(3) “<i>as soon as practicable after a charging authority submits</i>”). All documents were published on the Council’s website together with a statement of the fact that the documents were available for inspection and where they could be inspected.</p> <p>All persons who submitted responses to the CIL Draft Charging Schedule were notified of its submission on 28 March 2013.</p>
<p>Reg 21 – CIL Examination: right to be heard</p>	<p>The Council received 7 requests to be heard by the Examiner within the period for making representations to the Draft CIL Charging Schedule.</p> <p>The Council has appointed a Programme Officer, who will support the Planning Inspector in their work during the examinations. The Programme Officer can be contacted at programme.officer@cambridge.gov.uk .</p> <p>The Council will publish the time and place of the CIL examination and the name of the Examiner on its website and notify all persons who made representations in accordance with Regulation 17.</p> <p>An advert will be placed in the Cambridge Evening News stating the time and place of the CIL examination and the name of the examiner.</p> <p>This statement will be updated to included additional information on compliance with Regulation 21.</p>