

Development Plans ,  
City of Bradford Metropolitan District Council  
2nd Floor South,  
Jacobs Well,  
Nelson Street  
Bradford BD1 5RW

Our Ref:

Your Ref:

Telephone:

Mobile:

29 January 2016

Dear Sirs,

### **The Local Plan for Bradford District – Bradford District Community Infrastructure Levy: Draft Charging Schedule**

Thank you for consulting Historic England about the Bradford Community Infrastructure Levy Preliminary Draft Charging Schedule. Historic England recognises the importance of Community Infrastructure Levy as a source of funding to deliver the infrastructure required to underpin the sustainable development of the District. We have the following comments to make regarding the contents of the document:-

#### **Proposed CIL Charging Rates**

- We welcome the intention not to charge CIL for A1 retail (other than for Supermarkets of over 2000 sq m) within Bradford City Centre. This will help to ensure that CIL does not discourage further investment into the heart of Bradford. This is an especially important consideration given the changes that have been happening and continue to occur in the retail sector
- We support the intention to put the City Centre within Residential Charging Zone 4. Given the intention of the City Centre AAP to encourage people to live within the City Centre, it is essential that potential developers are not dissuaded from undertaking projects in that area by too high a rate of CIL.

#### **Discretionary Relief for Exceptional Circumstances**

- Under the CIL regulations, Local Authorities have the right to offer discretionary relief from CIL in exceptional circumstances in order to ensure that the levy does not prevent otherwise desirable development. Although it is accepted that the decision to offer exceptional relief is not part of the Charging Schedule, nonetheless, we would welcome the acknowledgement within the document that such relief may be offered in exceptional circumstances. In terms of our area of interest, we consider that CIL relief should be

offered where the requirement to pay CIL would have a harmful impact upon the economic viability of developments which involve heritage assets particularly those which are at risk.

#### **Indicative Regulation 123 List**

- We welcome the identification of green infrastructure and public realm improvements as potential projects within the indicative Regulation 123 List. A high-quality public realm is an essential component in helping to encouraging people to live in and visit the District and attract continued investment into the City.

If you have any questions regarding the points raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully,

  
Historic Environment Planning Adviser (Yorkshire)

E-mail: 