

Addingham Parish Council

LS29

8 February 2016

Mr A Marshall
Planning and Transport Strategy Manager
City of Bradford Metropolitan District Council

Dear Mr Marshall

We write to give our comments on the CIL Draft Charging Schedule (CIL Regulations 16 and 17).

We are concerned that no detail has been given as to how the communities share will be transferred to Addingham Parish Council's control.

It is not clear how the infrastructure is to be delivered or whether the total CIL generated in the community will be retained in the community, nor is it clear how the mechanism will work for Addingham Parish Council to be party to the decision process which decides on the projects to be funded, or the order in which they are undertaken.

Mention is made of an instalment policy; however, it appears that larger projects are given longer to pay whilst smaller projects have to pay more sooner - this appears perverse.

There is no mechanism to describe how "payments in kind" are shared with the community. How will the community receive its "proportionate share" of a "payment in kind", especially if it is not in the community's boundary?

It is not clear what happens if a CIL is paid and the planning permission is not developed in total. Is the CIL refundable or will the charge be scaled back to what was actually developed?

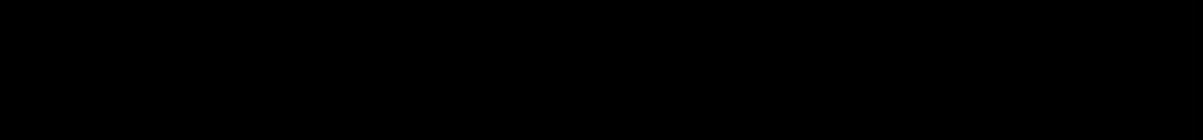
It is not clear if communities will have a say in what infrastructure projects will be funded by CIL.

The draft says that, if adopted, the CIL charge is mandatory. If this is the case, does it mean that once planning permission is granted and development commences a developer cannot renegotiate his CIL commitments?

Without the above being answered it is not possible to decide if the charging bands are correct for this community or whether the geographic areas allocated to different bands are correct.

We hope these comments are helpful, and will look forward to hearing from you with the answers to the questions we raise.

Yours faithfully


Clerk to the Council

Clerk to the Parish Council: 

Tel: 

Email: 