

## Community Infrastructure Levy: Draft Charging Schedule

Regulation 16 and 17 of The Community Infrastructure Levy Regulations 2010 (as amended)

### Draft Charging Schedule - Representation Form

Monday 14<sup>th</sup> December 2015 to Monday 8<sup>th</sup> February 2016

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This is your opportunity to comment on the Community Infrastructure Levy (CIL) Draft Charging Schedule. You can access the CIL Draft Charging Schedule and supporting documents online from our website: [www.bradford.gov.uk/planningpolicy](http://www.bradford.gov.uk/planningpolicy). The documents and can also be viewed at the Council Planning Offices and main libraries.

For further information you can contact the Development Plans team by:

- Emailing us at: [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- Phoning us on: (01274) 433679

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Please make your representation on this form

This form has two parts:

- Part A – Personal Details
- Part B – Your Representation.

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Please return this completed representation form to the Development Plans Team by either:

- E-mail to: [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)
- Post to: Development Plans, City of Bradford Metropolitan District Council,  
2<sup>nd</sup> Floor South, Jacobs Well, Nelson Street, Bradford, BD1 5RW

Comments should be received within the 8 week consultation period which will run from Monday 14th December 2015 until **1.00 pm on Monday 8th February 2016**

**Copies of the comments will be made available for public inspection and cannot be treated as confidential.**

#### Personal Details & Data Protection Act 1998

Regulation 19 of the Community Infrastructure Regulations 2010 (as amended) requires all representations received to be submitted to the CIL Examiner. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. The information you supply will only be used and retained for the purpose of preparing the Local Plan. Please note that the Council cannot accept any anonymous comments.



**PART B – YOUR REPRESENTATION -**

**Q1 Do you consider that the proposed levy rates in the Draft Charging Schedule have been informed by appropriate available evidence?**

(please tick the appropriate box)

Yes:       No:

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s), below.***

Click here to enter text.

**Q2 Do you consider that the proposed rates are informed by, and consistent with, the evidence on economic viability across the District?**

(please tick the appropriate box)

**Yes:**       **No:**

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s), below.***

Click here to enter text.

**Q3 Do you consider that the proposed levy rates would strike an appropriate balance between securing additional investment to support the development identified in the local plan, and the potential effects on the viability of developments in the Bradford district?**

(please tick the appropriate box)

**Yes:**       **No:**

***Please provide any relevant evidence to support or justify your answer, or any suggested change(s), below.***

[Click here to enter text.](#)

**Q4 Do you have any comments to make on whether the council has complied with the legislative requirements set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations (as amended)?**

**Yes:**       **No:**

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s) below.***

[Click here to enter text.](#)

**Q5 Do you have any comments to make on the Draft Regulation 123 list, and the approach to the continued use of section 106 obligations?**

(please tick the appropriate box)

**Yes:**       **No:**

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s), below.***

Click here to enter text.

**Q6 Do you have any comments to make on the *Draft Exceptional Circumstances Relief Policy*?**

(please tick the appropriate box)

Yes:       No:

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s) below.***

Click here to enter text.



**Q6 Do you have any comments to make on the *Draft Instalments Policy*?**

(please tick the appropriate box)

**Yes:**       **No:**

***Please provide any relevant evidence to support or justify your comment, or any suggested change(s) below.***

[Click here to enter text.](#)

**Q8 Please provide any other comments below that you wish to make on the *Draft Charging Schedule*.**

[Click here to enter text.](#)

I am concerned that Bradford MBC's DCS indicates that the residential CIL rate will be levied on rural/agricultural workers dwellings. The Statement of Pre-Submission Consultation and Summary of Representations states that there are exemptions in the CIL Regulations, which include affordable housing and self-build dwellings. Rural/agricultural workers dwellings are not affordable housing as the S106 Agreement will include specific occupancy conditions. Also, in some circumstance, the farmer will construct a dwelling for occupancy by a farm worker thus the self-build exemption eligibility would not be available.

The Planning Inspectorate's report to Wigan Council by Mike Hayden dated 28 August 2015 on their Draft Charging Schedule stated: *I also note the clear statement on other exemptions in paragraph 2.9 of the DCS, which should provide the necessary reassurance to those with concerns about how the charge will affect development such as agricultural workers dwellings, alternative forms of social housing and heritage assets.*

Paragraph 2.9 Exemptions and Relief of Wigan's DCS states: *Agricultural workers dwellings where they are protected by a planning condition and/or a Section 106 Agreement from open market sale;*

I very much hope that Bradford MBC will consider including rural/agricultural workers dwellings in their list of exemptions.

## Examination

**In order for the Council to introduce a CIL the Charging Schedule must be approved by an independent Examiner.**

*Please tick the relevant boxes:-*

*I would like to be heard by the Examiner at the examination.*

*I would like to be notified that the Draft Charging Schedule has been submitted to the examiner*

*I would like to be notified of the publication of the recommendations of the examiner and reasons for those recommendations.*

*I would like to be notified of approval of the charging schedule by Bradford Council.*

**(Please ensure you have provided your email address, if possible, as this is the Council's preferred method of contact).**

**3. Signature:**



**Date:**

12/02/2016

**Thank you for taking the time to complete this Representation Form.**