Question 1: Who are you responding on behalf of?

Developer/landowner
Elected Member
Parish Council
Resident
Neighbourhood Group
Other

Question 2: Do you wish to participate in the CIL examination?

Question 3: Do you agree that the Council should introduce CIL?

The CHA acknowledges that there is a need for more Community Infrastructure as well as proper maintenance of existing infrastructure and as a matter of principle agrees that new development should pay for incremental infrastructure demanded by that development and that the cost of maintaining existing infrastructure should be borne across the wider body of new and existing development.

Question 4: Do you agree that the Council has demonstrated a funding gap?

Yes.

Question 5: Do you agree that the Council has used appropriate evidence to inform the proposed rates?

The CHA believes that the contribution from new development should be a function of its incremental impact on infrastructure rather than the ability of a particular type of development to pay. It would be wrong for a use that has a massive demand on Community Infrastructure should be enabled because its poor financial viability resulted in it having a low CIL contribution rate. It is also unclear why Offices and R&D should contribute at the rate of £175 pre sqm when Hotels, Shops, restaurants and financial and professional services contribute at the rate of £50 per sqm. Many financial and professional services businesses operate in offices. So there is ambiguity over what rate to charge for development that could be an office used by financial or professional services (i.e. CIL rate of £50) or an office not used by financial or professional services (i.e. a CIL rate of £175). The CHA would argue that a more level playing field should be established between uses that have similar demands on Community Infrastructure. To this end the large variation in rates across uses with similar infrastructure demand characteristics should be reduced by increasing the rate on hotels, shops and restaurants. The rate for Financial and professional services should be revisited and possibly incorporated within Office and

R&D and the CIL rate reduced to come closer to the increased rate for hotels, shops and restaurants.

Question 6: Do you agree that the Council has struck an appropriate balance between additional investment to support development and the potential effect on the viability of developments?

No, the impact on viability should be secondary to the impact on infrastructure and yet this latter point has not been quantified in the assessment.

Question 7: Do you agree that it is clear how CIL will operate alongside Section 106 Planning Obligations?

If 'No, please explain why you do not agree.

Question 8: Do you agree that the draft instalment policy strikes the right balance between income and developer cashflow?

If 'No, please explain why you do not agree.

Question 9: Do you agree that the Council has met all regulatory requirements?

If 'No, please explain why you do not agree.

Question 10: Do you have any comments on how you feel the neighbourhood portion should be distributed?

The Council is allowed to use 15% of CIL receipts to improve the area close to where development took place. This is known as the 'neighbourhood portion'. Details of how this will work in Cambridge will be worked up over the next 12 months.

If 'Yes', please explain your views on how the neighbourhood portion should be distributed.

This Question is for Cambridge City Council only.