Proposed Community Infrastructure Levy

Response of the Trumpington Residents' Association

We have experienced and are experiencing a high rate of development without the benefit of a Community Infrastructure Levy (CIL). In our view this has not helped to balance development with the community infrastructure essential to the well-being of our community with reference in particular to investment in essential transport, hospital / health, and other essential social infrastructure. ***This has had / is having a direct impact on our quality of life, for example in the congestion and delay on our roads.***

Therefore, we strongly support the introduction of the proposed CIL addressing in the first instance much needed "strategic transport infrastructure" investment. [Supporting Statement, page 5] ***We trust*** that this will be extended in due course to other forms of essential social / health infrastructure.

In stating our support, we have taken account of the demonstrated "funding gap of £272m" (Supporting Statement, page 4), and the conclusion of BNP Paribas, adviser to the council, that "the proposed CIL rates will have a relatively modest impact on residual land values in most cases. [Greater Cambridge: Community Infrastructure Levy Viability Assessment. BNP Paribas. January 2026. Page 53] ***Taking account of this we support the rates proposed in the "Draft Charging Schedule". This also suggests there is scope to increase the rates in real terms over time to better meet a greater proportion of the real infrastructure costs incurred by the public purse beyond the contribution to be made by S.106 and CIL combined.***

Our answers to some of the questions suggested by the Council are:

1. *Do you wish to participate in the CIL examination:* **No. But** we are happy to respond to any questions the examiner may have on this response.

2. *Do you agree that the Council has demonstrated a funding gap?:* ***Yes, we do agree.***

4. *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 development?:* ***Yes, we do – and note that*** BNP Paribas's assessment suggests this balance could still be demonstrated with higher rates in real terms of CIL.

David Plank

For Trumpington Residents' Association

15 March 2026