

Neil Holly

From: clerk@newtonparishcouncil.org.uk
Sent: 09 June 2023 10:00
To: Local Plan
Cc: [REDACTED]
Subject: Draft CIL Charging Schedule - Questions

Good morning,

Thank you for the opportunity to comment on the proposed introduction of CIL. In principal Newton and Biggin Parish Council is supportive but would ask for your clarification on the following points before it finalises its response:

1. Paragraph 20 sets out the charging schedule. In relation to rural areas this is to be set at £160 per sq m for developments of more than 10 units rising to £200 for smaller developments. The average size of a new build semi-detached house is around 100 sq m, for a 4 bed detached it's about 150 sq m. If the Parish Council has understood this correctly it would appear to lead to a CIL charge of £20,000 for a new build semi on a small development, £16,000 on a larger site. For a detached house, the figures would be £30,000 and £24,000. This charge will, of course, be passed on to the purchaser. Your advisers, BNP Paribas, have concluded that this will not act as a disincentive. Are you absolutely satisfied that this is the case? - as a tax on development it does seem to represent a substantial increase in costs during a 'housing affordability crisis'.
2. Paragraph 30 deals with 'Neighbourhood Funds' and sets out the arrangements for sharing CIL income with Parish Councils.
 - (a). There is reference to the percentage that the PC receives being subject to "...a cap of £100 per existing Council Tax dwelling per year". The parish Council has absolutely no idea what this means, could you please explain?
 - (b). Could you confirm that there is no obligation on a Parish Council to spend its share of CIL in the year in which it is paid and that it can be 'saved up' for larger projects?

I look forward to your response in order that the Parish Council can submit its observations before the consultation deadline.

Kind regards,

[REDACTED]
Clerk and Responsible Financial Officer
Newton and Biggin Parish Council

Telephone: [REDACTED]

Please be aware that my contactable hours are as follows:
Monday to Thursday - after 4pm
Friday - available all day.