



## Seaford Town Council

### To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford, on Thursday, 25 April 2013, at 7.00 pm**, which you are summoned to attend.

S Shippen  
Town Clerk  
19 April 2013

**1. Apologies for Absence and Declaration of Substitute Members**

**2. Minutes**

To approve the minutes of the meetings held on 4 April 2013.

**3. Disclosure of Interests**

To deal with any disclosure by Members of any discloseable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

**4. Public Participation**

In accordance with Standing Order 1 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

**5. Planning Applications**

To consider planning applications in respect of Seaford.

Planning Applications week ending 29 March 2013

Planning applications within the South Downs National Park

<b>Seaford</b> SDNP/13/0092 4/FUL	<b>Manor Farm House, The Street, Bishopstone Village</b> Installation of 40 no. solar panels along northern boundary for Mr C Ouali
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<b>Seaford</b> SDNP/13/0091 9/FUL	<b>Dymock Farm, Chyngton Lane North</b> Creation of a tennis court for Mrs M White
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Planning Applications week ending 5 April 2013

Planning applications outside the South Downs National Park

<b>Seaford</b> LW/13/0211	<b>Territorial Army Centre Drill Hall Queens Hall Broad Street</b> Planning Application - Change of use of former drill hall into eight x two bedroom duplex apartments, two x two bedroom apartments and two x one bedroom apartments for Mr N Moffet
<b>Seaford</b> LW/13/0217	<b>13 Beacon Road</b> Planning Application - Erection of a single storey extension to the rear, new tiled roof over an existing bay window on the front elevation and the erection of a detached summer house at the bottom of the rear garden for Mr C McMahon
<b>Seaford</b> LW/13/0220	<b>9 Barn Close</b> Planning Application - Part demolition of existing garage and erection of two storey side extension and single storey rear extension for Mr K Kingshott
<b>Seaford</b> LW/13/0226	<b>3 Hawth Close</b> Planning Application - Erection of side extension and garage conversion for Mr H Horton
<b>Seaford</b> LW/13/0227	<b>35 Green Lane</b> Planning Application - Erection of two storey rear extension for Mr M Mark
<b>Seaford</b> LW/13/0228	<b>Cuckmere Court Sutton Park Road</b> Planning Application - Removal of raised bed and creation of three car parking spaces for Cuckmere Court Residents Association Ltd
<b>Seaford</b> LW/13/0232	<b>80 Chichester Road</b> Planning Application - Demolition of existing outbuilding and erection of single storey rear extension for Mr R Blackman

Planning Applications week ending 12 April 2013

Planning applications outside the South Downs National Park

<b>Seaford</b> LW/13/0222	<b>25 Heathfield Road</b> Planning Application - Erection of a balustrade, including obscure glass panels, on rear flat roof (resubmission of LW/12/0852) for Mr R Downing
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Tree Works Applications outside South Downs National Park

TW/13/0023/ TCA	<b>Martello Cottage Bramber Lane</b> Cupressus macrocarpa to be felled to ground level.
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**6. Newhaven Neighbourhood Area Application**

To consider report 205/12 concerning the Newhaven Neighbourhood Area application (pages 5 to 7)

**7. ESCC Stage 2 Consultation on Local Bus Services in Lewes, Wealden & Eastbourne areas.**

To consider report 206/12 concerning a consultation on local bus services (pages 9 to 14)

**8. Lewes District Council Community Infrastructure Levy – Preliminary Draft Charging Schedule – Consultation.**

To consider report 207/12 concerning a consultation on the Community Infrastructure Levy – Preliminary Draft Charging Schedule (pages 15 to 22)

For further information about items appearing on this Agenda please contact Mrs S J Shippen, Town Clerk, 37 Church Street, Seaford, BN25 1HG. Telephone 01323 894870.

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman)

Councillor R E Allen (Vice Chairman)

Councillors; A Campbell, B W Groves, A Latham, S E McStravick, R Scarfe, A White and I J White (Ex-officio).

**For information:** Councillors S Adeniji, M F Brown, B Burfield, S Dunn, P L Franklin, S J Gauntlett, T Goodman, A Hayder, P Heseltine and B Warren.

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## Seaford Town Council

Report 205/12

<b>Agenda Item No:</b>	6
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	25 April 2013
<b>Title:</b>	Newhaven Neighbourhood Area Application
<b>By:</b>	Simon Cooper, Corporate Services Manager
<b>Wards Affected:</b>	All Seaford Wards
<b>Purpose of Report:</b>	To advise the Committee of the application by Newhaven to designate their parish as a neighbourhood area for the purposes of preparing a Neighbourhood Development Plan

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### Recommendations

You are recommended:

1. To consider a representation to LDC on whether Newhaven Parish is an appropriate neighbourhood area for the purpose of preparing a neighbourhood plan.
- 

### 1. Information

- 1.1 We have been informed by LDC that Newhaven Town Council has submitted an application to designate their parish as a neighbourhood area for the purposes of preparing a Neighbourhood Development Plan, in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 1.2 The application defines the area that Newhaven Town Council wishes to produce a Neighbourhood Development Plan for and is the first formal stage of developing a neighbourhood plan. The plan will cover the whole of the civil parish (town) of Newhaven as shown on the map attached at Appendix A.
- 1.3 LDC is seeking representations on whether Newhaven Parish is an appropriate neighbourhood area. Representations must be received by 23 May 2013.

### 2. Financial Appraisal

There are no financial implications as a result of this report.

**3. Contact Officer**

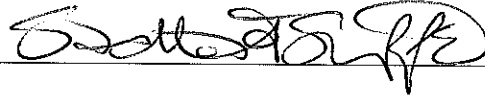
The Contact Officer for this report is Simon Cooper, Corporate Services Manger.

Corporate Services Manager



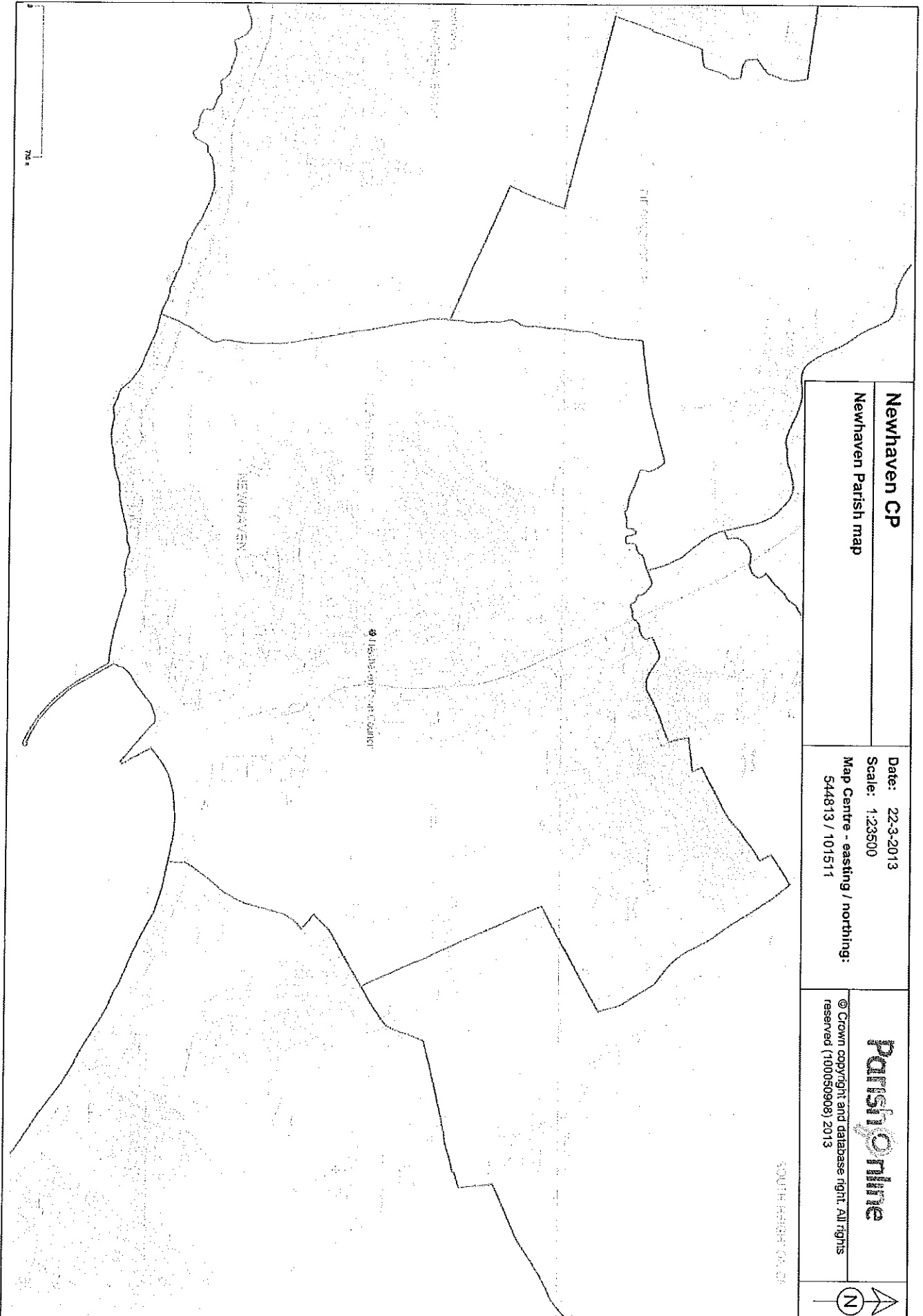
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Town Clerk



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# APPENDIX A



**Newhaven CP**

**Newhaven Parish map**

Date: 22-3-2013

Scale: 1:23500

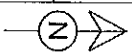
Map Centre - easting / northing:

544813 / 101511

**parishonline**

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## Seaford Town Council

Report 206/12

<b>Agenda Item No:</b>	7
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	25 April 2013
<b>Title:</b>	ESCC Stage 2 Consultation on Local Bus Services in Lewes, Wealden & Eastbourne
<b>By:</b>	Simon Cooper, Corporate Services Manager
<b>Wards Affected:</b>	All Seaford Wards
<b>Purpose of Report:</b>	To advise the Committee of ESCC Stage 2 Consultation on Local Bus Services in Lewes, Wealden & Eastbourne

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### Recommendations

You are recommended:

1. To consider a response to the consultation in respect of the services that impact Seaford.
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### 1. Information

- 1.1 The contracts for some bus services in the Lewes, Wealden & Eastbourne areas which are funded by ESCC, are due to expire on 27 July 2013. They carried out a consultation during September and October 2012 which provided the opportunity for stakeholders to give their views on the local bus services that are being re-tendered.
- 1.2 They have developed a number of proposals for these bus services and are now seeking comments on them.
- 1.3 Two services directly affect Seaford, Service 126 which operates the route: Seaford – Alfriston – Polegate – Willingdon Village – Eastbourne DGH – Eastbourne; and Service CH1 for Chyngton School.
  - (a) There are two proposals for Service 126. The first being that there is no change to the route or timetable (including the increased hourly frequency Mondays to Fridays during school summer holidays). The second being that there is no increase to an hourly frequency on Mondays to Fridays during the School summer holidays.
  - (b) There are no changes proposed for service CH1.

1.4 The schedules for the proposals noted above are attached at Appendix A.

1.5 Full details can be obtained from [www.eastsussex.gov.uk/haveyoursay](http://www.eastsussex.gov.uk/haveyoursay) .

1.6 Representations must be received by 10 May 2013.


## 2. Financial Appraisal

There are no financial implications as a result of this report.

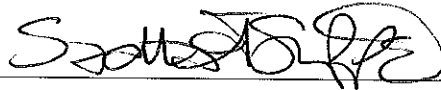
## 3. Contact

The Contact Officer for this report is Simon Cooper, Corporate Services Manger.

Corporate Services Manager



Town Clerk



**Service 126**

Route	Seaford – Alfriston – Polegate – Willingdon Village – Eastbourne DGH - Eastbourne
Current operator	Renown Transport Services (Compass Travel and Cuckmere Community Bus journeys not affected)
Operating days	Monday – Saturday (except public holidays)
Proposal	<ul style="list-style-type: none"> <li>• Proposal 1 is that there is no change to the route or timetable (including the increased hourly frequency Mondays to Fridays during school Summer holidays)</li> <li>• Proposal 2 is that there is no increase to an hourly frequency on Mondays to Fridays during the school summer holidays.</li> </ul>

**Seaford – Eastbourne, Mondays to Fridays**

Seaford, Morrisons	....	1052	1312	....
Seaford, Library	....	1055	1315	....
Chyngton Estate, Millberg Road	....	1059	1319	....
Alfriston, Waterloo Square	....	1105	1325	....
Alfriston, Coach Park	0901	....	....	1642
Berwick, Drusillas Park	0906	1111	1331	1647
Wilmington, Thornwell Road	0910	1115	1335	1651
Polegate, Railway Station	0916	1121	1341	1657
Wannock, Glen Close	0921	1125	1345	1701
Willingdon, Butts Lane	0927	1131	1351	1707
Selmeston Road	0932	1136	1356	....
District General Hospital	0936	1140	1400	1712
Eastbourne, Terminus Road	0944	1148	1408	1718

**Eastbourne - Seaford, Mondays to Fridays**

Eastbourne, Terminus Road	0953	1153	1414	1722
District General Hospital	1001	1201	1422	1732
Selmeston Road	....	1204	1425	1736
Willingdon, Butts Lane	1006	1210	1431	1742
Wannock, Glen Close	1010	1215	1436	1747
Polegate, Railway Station	1015	1220	1441	1752
Wilmington, Thornwell Road	1021	1226	1447	1758
Berwick, Drusillas Park	1024	1229	1450	1801
Alfriston, Coach Park	....	....	1455	....
Alfriston, Waterloo Square	1030	1235	....	1806
Chyngton Estate, Millberg Road	1036	1241	....	1811
Seaford, Broad Street	1041	1246	....	1814
Seaford, Morrisons	1044	1249	....	1816

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**Seaford – Eastbourne, Mondays to Fridays During Summer School Holidays (Proposal 1 only)**

Seaford, Morrison's	0847	0947	1052	1152	1312	1427	1527	1627
Seaford, Library	0850	0950	1055	1155	1315	1430	1530	1630
Chyngton Estate, Millberg Road	0854	0954	1059	1159	1319	1434	1534	1634
Alfriston, Waterloo Square	0900	1000	1105	1205	1325	1440	1540	1640
Alfriston, Coach Park	....	....	....	....	....	....	....	....
Berwick, Drusillas Park	0906	1006	1111	1211	1331	1447	1547	1647
Wilmington, Thornwell Road	0910	1010	1115	1215	1335	1451	1551	1651
Polegate, Railway Station	0916	1016	1121	1221	1341	1457	1557	1657
Wannock, Glen Close	0921	1021	1125	1225	1345	1501	1601	1701
Willingdon, Butts Lane	0927	1027	1131	1231	1351	1507	1607	1707
Selmeston Road	0932	1032	1136	1236	1356	....	....	....
District General Hospital	0936	1036	1140	1240	1400	1512	1612	1712
Eastbourne, Terminus Road	0944	1044	1148	1248	1408	1518	1618	1718

**Eastbourne - Seaford, Mondays to Fridays During Summer School Holidays (Proposal 1 only)**

Eastbourne, Terminus Road	0953	1053	1153	1253	1414	1525	1625	1722
District General Hospital	1001	1101	1201	1301	1422	1533	1633	1732
Selmeston Road	....	....	1204	1304	1425	1536	1636	1736
Willingdon, Butts Lane	1006	1106	1210	1310	1431	1542	1642	1742
Wannock, Glen Close	1010	1110	1215	1315	1436	1547	1647	1747
Polegate, Railway Station	1015	1115	1220	1320	1441	1552	1654	1752
Wilmington, Thornwell Road	1021	1121	1226	1326	1447	1558	1658	1758
Berwick, Drusillas Park	1024	1124	1229	1329	1450	1601	1701	1801
Alfriston, Coach Park	....	....	....	....	....	....	....	....
Alfriston, Waterloo Square	1030	1130	1235	1335	1456	1607	1707	1806
Chyngton Estate, Millberg Road	1036	1136	1241	1341	1502	1613	1713	1811
Seaford, Broad Street	1041	1141	1246	1346	1507	1618	1718	1814
Seaford, Morrison's	1044	1144	1249	1349	1510	1621	1721	1816

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**Seaford – Eastbourne, Saturdays**

Seaford, Morrison's	....	1052	1312	1618
Seaford, Library	....	1055	1315	1621
Chyngton Estate, Millberg Road	....	1059	1319	1625
Alfriston, Waterloo Square	....	1105	1325	1631
Alfriston, Coach Park	0900	....	....	....
Berwick, Drusillas Park	0906	1111	1331	1637
Wilmington, Thornwell Road	0910	1115	1335	1641
Polegate, Railway Station	0916	1121	1341	1647
Wannock, Glen Close	0921	1125	1345	1651
Willingdon, Butts Lane	0927	1131	1351	1657
Selmeston Road	0932	1136	1356	....
District General Hospital	0936	1140	1400	1702
Eastbourne, Terminus Road	0944	1148	1408	1710

**Eastbourne – Seaford, Saturdays**

Eastbourne, Terminus Road	0953	1153	1414	1722
District General Hospital	1001	1201	1422	1732
Selmeston Road	....	1204	1425	1736
Willingdon, Butts Lane	1006	1210	1431	1742
Wannock, Glen Close	1010	1215	1436	1747
Polegate, Railway Station	1015	1220	1441	1752
Wilmington, Thornwell Road	1021	1226	1447	1758
Berwick, Drusillas Park	1024	1229	1450	1801
Alfriston, Coach Park	....	....	....	....
Alfriston, Waterloo Square	1030	1235	1456	1806
Chyngton Estate, Millberg Road	1036	1241	1502	1811
Seaford, Broad Street	1041	1246	1507	1814
Seaford, Morrison's	1044	1249	1510	1816

## School and college bus services

### Uckfield Community Technology College

Service UCTC5	
Route	Framfield – Uckfield Community Technology College
Operator	JG Coaches
Operating days	One return journey on school days.
Proposed changes	No changes.

Service UCTC6	
Route	Palehouse Common – Halland – Blackboys – Uckfield Community Technology College
Operator	JG Coaches
Operating days	One return journey on school days.
Proposed changes	No changes.

### Chyngton School, Seaford

Service CH1	
Route	East Dean – Friston – Chyngton School
Operator	Victoria Coaches
Operating days	One return journey on school days.
Proposed changes	No changes.



## Seaford Town Council

Report 207/12

<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>25 April 2013</b>
<b>Title:</b>	<b>Lewes District Council Community Infrastructure Levy (CIL) – Preliminary Draft Charging Schedule – Consultation</b>
<b>By:</b>	<b>Simon Cooper, Corporate Services Manager</b>
<b>Wards Affected:</b>	<b>All Seaford Wards</b>
<b>Purpose of Report:</b>	<b>To advise the Committee of LDC Consultation on Community Infrastructure Levy – Preliminary Draft Charging Schedule</b>

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### Recommendations

You are recommended:

- 1. To consider comments to be submitted to Lewes District Council on the Community Infrastructure Levy Preliminary Draft Charging Schedule.**
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### 1. Information

- 1.1** Lewes District Council (LDC) is at the early stages of preparing a CIL Charging Schedule, the initial proposals for local CIL charging rates are set out in the Preliminary Draft Charging Schedule (PDCS) consultation document.
- 1.2** The PDCS is the first step in setting a Community Infrastructure Levy (CIL) for Lewes District. It sets out LDC's initial ideas on appropriate CIL rates to introduce on new development. LDC welcomes views on the proposed CIL rates and the evidence that supports them. The PDCS is a first draft in the production of a CIL charging schedule and the rates proposed may change as a result of comments received from this consultation and/or updates to the background evidence.
- 1.3** CIL is a tariff based approach to funding infrastructure. Essentially it is a tax that may be levied on developments of more than 100sq m.
- 1.4** The PDCS applies to the areas of the district that lie outside the South Downs National Park boundary only.

- 1.5** The Government intends CIL to be less complicated, fairer, faster and more transparent than using s106 planning obligations to fund infrastructure (the scope of which will be significantly scaled back from April 2014). By paying a development linked contribution the developer/landowner will help fund the infrastructure needed to make their development acceptable and sustainable. It is intended that CIL is focussed on the delivery of new infrastructure but can also be used to increase the capacity of existing infrastructure or repair failing infrastructure.
- 1.6** Local authorities can choose to charge CIL but it is not mandatory. In order to be able to charge a CIL the charging authority (in this case Lewes District Council) must first have an up to date local development plan for its entire area and an adopted CIL Charging Schedule. The Council can decide what infrastructure the money will be spent on. It must first publish on its website which scheme(s) CIL monies will go towards (in a list known as the Regulation 123 List, which can be changed from time to time and is not subject to examination, although a draft 123 List should be consulted upon with the Draft Charging Schedule and needs to be submitted to the Examiner as part of the supporting evidence).
- 1.7** Advantages of CIL over the current S106 system include:
- (a)** It is a non-negotiable charge which is transparent and predictable, meaning that applicants will know with certainty their CIL liability prior to submitting a planning application and communities will know how much is being contributed for infrastructure;
  - (b)** It will reduce the levels of negotiation with applicants and help speed up the planning system;
  - (c)** The cost of infrastructure contributions will be borne by a wide range of types and sizes of development rather than just the larger scale developments; and
  - (d)** A proportion of CIL will be forwarded to local communities to enable the delivery of local priorities and to allow those communities to benefit directly from development taking place in their area.
- 1.8** The use of s106 contributions will be scaled back from April 2014, some non-strategic infrastructure elements that are site specific may still be secured through this route. This is likely to include items such as children's play space, community facilities, green infrastructure. A developer cannot be double charged via CIL and s106 for any one item
- 1.9** The provisions for CIL were set out in the Planning Act 2008 and the Localism Act 2011 sets out the provisions for the approval of CIL charging schedules and the use of CIL. The CIL Regulations 2010 came into force on 6 April 2010. They have since been amended in April 2011 and November 2012. Further amendments were published for consultation in February 2013
- 1.10** The Department for Communities and Local Government (DCLG) published new CIL Guidance in December 2012. This PDCS has been prepared according to the above legislation and the December 2012 Guidance.



- 1.11** Once a charging schedule is implemented CIL will apply to all new buildings and extensions to buildings which people normally use. CIL will be levied on the gross internal floorspace of the net additional liable development where that net additional floorspace is more than 100m<sup>2</sup> (measured internally). All new dwellings are liable, even if they are less than 100m<sup>2</sup>. Where floorspace is demolished as part of the development the demolished area may be off-set against the CIL liability attributed to the new development floorspace, subject to certain limitations.
- 1.12** CIL is not charged on changes of use or internal alterations where there is no increase in floorspace, provided the building has been in continuous use for at least 6 months of the 12 months preceding planning permission being granted.
- 1.13** CIL rates must be expressed in pounds per square metre as this will relate to net additional liable floorspace. CIL is not charged where the chargeable amount is £50 or less.
- 1.14** The relevant charge is due from the date of commencement of the liable development. The default position is that the whole amount must be paid within 60 days of commencement, unless the charging authority has a published payment by instalments policy.
- 1.15** In order to calculate CIL payments due it is necessary for the following details to be supplied with the planning application:
- (a) the gross internal area of all buildings and their uses on the site prior to development (if any);
  - (b) the gross internal area of buildings to be demolished and their uses (if any); and
  - (c) the proposed gross internal area of all buildings and their uses on the site once the development has been completed.
- 1.16** The Council will calculate the amount of CIL payable ('the chargeable amount') in respect of a chargeable development in accordance with the requirements and formulas in Regulation 40 of the Community Infrastructure Levy Regulations 2010 (as amended). The amount of CIL chargeable at a given relevant rate must be calculated by applying the prescribed formula as defined in the CIL Regulations and shown in Appendix B.
- 1.17** There are some exemptions and relief from CIL including:
- (a) Full CIL relief is given to elements of a liable development that are to be used as affordable housing (except circulation space currently).
  - (b) Charitable relief to a charity landowner on the portion of development to be wholly or mainly for charitable purposes.
  - (c) CIL is not charged on buildings that people do not normally go into or only enter under limited circumstances (eg an electricity sub-station).
  - (d) The charging authority may choose to give relief from CIL in exceptional circumstances subject to strict conditions.

- (e) Some types of development will not be expected to pay CIL at this stage because the development generally cannot afford to pay CIL in the charging area. For example in this area uses such as offices and industrial do not show sufficient viability to justify a CIL charge.

**1.18** A CIL Charging Schedule sets out the rates of CIL that a charging authority will charge on a development within its area. It sets out the rate in £ per square metre of chargeable development. There can be different rates for different types of development and different rates for different parts of the charging area.

**1.19** Before coming into force, the Regulations require that a charging schedule must be subject to two rounds of public consultation, followed by an examination conducted by an independent person. This Preliminary Draft Charging Schedule consultation is the first of the consultations required and sets out the Council's starting point for setting CIL rates, subject to further consideration and discussion. The second period of consultation will be on the Draft Charging Schedule, which will set out for further comment the Council's preferred position on CIL rates as it proposes to submit for examination.

**1.20** CIL Regulation 14 requires that when setting CIL rates charging authorities must aim to strike what appears to the charging authority to be an appropriate balance between:

- (a) the desirability of funding infrastructure (in whole or in part) from CIL; and
- (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across the charging authority's area.

This balance is a central consideration of the CIL rate setting process

**1.21** CIL rates cannot simply be set at a level that would close the identified funding gap for infrastructure. To do so would be likely to raise viability issues for many proposed developments in the charging area, to the detriment of delivery of the Local Plan. As such the District Council and SDNPA jointly commissioned combined affordable housing and CIL viability evidence, undertaken by consultants RS Drummond-Hay, to examine the maximum viable rates of CIL that different types of development could bear in different parts of the district. The study was commissioned in June 2011 and finalised and published in December 2011. The full study can be viewed at [http://www.lewes.gov.uk/Files/plan\\_AH\\_CIL\\_viability\\_study.pdf](http://www.lewes.gov.uk/Files/plan_AH_CIL_viability_study.pdf)

**1.22** The PDCS rates set out in the document have been closely informed by the viability evidence in the Lewes District Affordable Housing and CIL Viability Study. The purpose of the assessment was to identify policy options for affordable housing provision and the rates of CIL (for residential and other uses) that could be borne by development in the district. The CIL levels produced were maximum levels at which different types of development would be financially viable in different parts of the district. This work included stakeholder engagement workshops with representatives of the development industry, which informed the viability assessments and the assumptions used in the methodology. This evidence work covered the whole district, including the area within the National Park which is omitted from this charging schedule. This was because CIL viability and

affordable housing viability were so closely interlinked and while CIL will only be set for areas outside the national park by this charging schedule, the Joint Core Strategy will set affordable housing policy for the whole district.

- 1.23** Taking a preliminary residential CIL rate of £100/m<sup>2</sup>, an average sized dwelling of 80m<sup>2</sup> would provide £8,000 CIL revenue (compared to an average of £3,500 per dwelling achieved from s106 contributions over recent years). It will be necessary to estimate the likely total CIL revenues achievable (from residential and other chargeable development) across the charging area to ensure that it would not exceed the infrastructure funding gap to be identified in the Draft Infrastructure Delivery Plan in order to comply with the Regulations. Further details on this are being established as the district wide Infrastructure Delivery Plan develops and will be consulted upon in detail at the Draft Charging Schedule stage.
- 1.24** CIL charging schedule – the proposed CIL rates for Lewes District (all areas outside the South Downs National Park) are shown in the table below:

**Table 1: Potential CIL charging rates for Lewes District Council charging area**

<b>Development Type</b>	<b>CIL charge (£/m<sup>2</sup>)</b>
Residential	100
Residential Institution	0
Industrial	0
Office	0
Retail	75
Hotel	50
Standard Charge	0

- 1.25** The CIL charging area will be all areas of Lewes District that lie outside the South Downs National Park Boundary as shown in Appendix A
- 1.26** It is proposed to use a portion of CIL funds to cover CIL administration expenses, in accordance with the Regulations.
- 1.27** LDC will consider the implementation of the following discretionary CIL administration policies:
- (a) Payment by instalments
  - (b) Exceptional circumstances relief and
  - (c) Discretionary charitable relief
- 1.28** Representations must be received by 13 May 2013.
- 1.29** LDC will take all comments received by 13 May 2013 into account in preparing the Draft Charging Schedule for a further period of public consultation, currently expected to take place in October/November 2013.
- 1.30** The Draft Charging Schedule together with comments received in the second consultation will be submitted to the appointed examiner.

**2. Financial Appraisal**

There are no financial implications as a result of this report.

**3. Contact Officer**

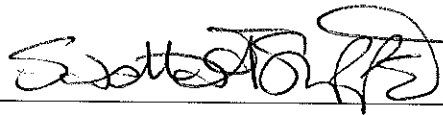
The Contact Officer for this report is Simon Cooper, Corporate Services Manger.

Corporate Services Manager



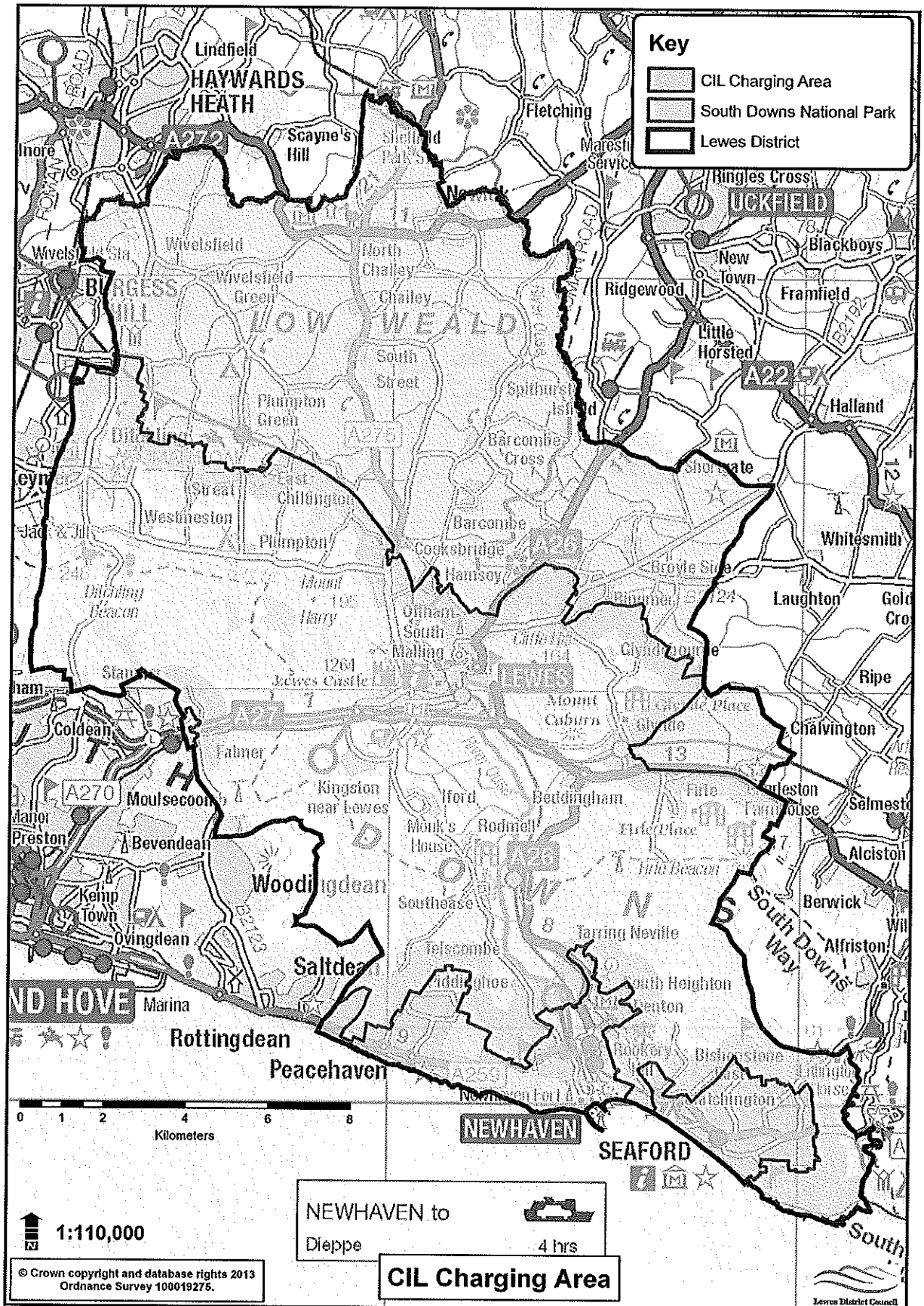
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Town Clerk



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APPENDIX A



### Calculating the chargeable amount

- i) CIL charges will be calculated in accordance with CIL Regulation 40 (as amended). The chargeable amount will be an amount equal to the aggregate of the amounts of CIL chargeable at each of the relevant rates as set out in the charging schedule.
- ii) The chargeable amount will be index linked using the Royal Institution of Chartered Surveyors' All-in Tender Price Index figures for the year in which the planning permission was granted and the year in which the charging schedule took effect.
- iii) The amount of CIL chargeable at a given relevant rate (R) must be calculated by applying the following formula:

$$\frac{R \times A \times I_P}{I_C}$$

Where:

A = the deemed net area chargeable at rate R;

$I_P$  = the index figure for the year in which planning permission was granted; and

$I_C$  = the index figure for the year in which the charging schedule containing rate R took effect.

The value of A must be calculated by applying the following formula:

$$G_R - K_R - \left( \frac{G_R \times E}{G} \right)$$

Where:

G = the gross internal area of the chargeable development;

$G_R$  = the gross internal area of the part of the development chargeable at rate R;

E = an amount equal to the aggregate of the gross internal areas of all buildings which –

- a) on the day planning permission first permits the chargeable development, are situated on the relevant land and in lawful use; and
  - b) are to be demolished before completion of the chargeable development;
- and

$K_R$  = an amount equal to the aggregate of the gross internal area of all buildings (excluding any new build) on completion of the chargeable development which-

- a) on the day planning permission first permits the chargeable development, are situated on the relevant land and in lawful use;
- b) will be part of the chargeable development upon completion; and
- c) will be chargeable at rate R.