

Neil Holly

From: [REDACTED]
Sent: 23 August 2023 13:20
To: Local Plan
Cc: [REDACTED]
Subject: Houlton Representations on draft CIL Charging Schedule

Good afternoon,

We are pleased to submit these representations on behalf of SUE GP LLP who represent the site promotors and master developers, Urban & Civic PLC, for the Rugby Radio Station (now "Houlton") Sustainable Urban Extension.

While there are no objections on the adoption of a CIL Charging Schedule, we note that this revised Schedule has introduced a charge (£5 / sqm) for commercial developments at strategic sites including Houlton. Paragraph 112 of the CIL Planning Practice Guidance (PPG) (extract below) confirms that, by all respects, development should only be charged at the rate where it was first permitted.

How do the transitional provisions apply to planning permissions granted in outline prior to the levy coming into force?

Where an outline permission has been granted before a charging schedule is in effect, but reserved matters are not approved until after a charging schedule has come into effect, the development should not be subject to the levy.

In this case, the Houlton Outline Planning Permission (OPP) was originally granted in May 2014 and subsequent S.73 in June 2017, before any proposed/adopted CIL Schedule came into effect (i.e. it was zero-rated), therefore its RMAs should also be zero-rated. For the avoidance of doubt, we request that the draft Schedule is revised to clarify that RMAs submitted pursuant to the extant OPP will not be subject to a CIL Charge. However, we acknowledge that any new planning application (full or outline) for commercial development at Houlton would be liable for CIL payments.

For the avoidance of doubt, we would also appreciate if Figure 1 could be updated to refer simply to 'CIL Charging Zones' rather than by only a 'Residential' application.

We would also be grateful if you could keep me informed as the consultation and examination progresses. Should you have any questions, please do not hesitate to contact me.

Best

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