

South Cambridgeshire District Council
Community Infrastructure Levy
Draft Charging Schedule

Formal response
on behalf of

Histon & Impington Parish Council

June 2014

The Council's responses to the questions raised in the Draft charging schedule Statement of the representations procedure are as follows:

1.	Do you support or object to the Council's view that it has demonstrated a sufficient infrastructure funding gap to justify the need to charge a Community Infrastructure Levy?	Support
2.	Do you support or object to the Council's view that the proposed rates are informed by and consistent with, the evidence on economic viability across the District?	Object
3.	Do you support or object to the Council's view that the rates proposed represent an appropriate balance between the desirability of funding infrastructure and the need to maintain the overall viability of growth across the District?	Object
4.	Do you support or object to the Council's view that the proposed rates would assist delivery of the proposed Local Plan?	The proposed rates would assist, but are not adequate, and the Council has not identified how funding shortfalls will be met.
5.	Do you support, object or have any comments to make in relation to the interaction between Section 106 and CIL following the adoption of a charging schedule?	No comment
6.	Do you support or object to the Draft Regulation 123 list?	Support, with additions - see below
7.	Do you support or object to the Draft Instalment Policy?	Support
8.	Do you support or object to the Council's view that it has complied with the requirements set out in Part 11 of the Planning Act 2008 and the Community Infrastructure levy Regulations 2010 (amended)?	Unable to comment
9.	Do you have any other comments supporting or objecting to the Draft Charging Schedule Consultation Document or any of the associated evidence documents?	See below
10.	Do you wish to register to speak and make additional comments in person during the Examination of the Draft Charging Schedule?	No

Do you support or object to the Council's view that the proposed rates are informed by and consistent with, the evidence on economic viability across the District? - **Object**

Do you support or object to the Council's view that the rates proposed represent an appropriate balance between the desirability of funding infrastructure and the need to maintain the overall viability of growth across the District? - **Object**

Evidence

The rate is too low. Consider:

- The theoretical/desk based determination of the appropriate rate was undertaken in 2012 and earlier
- To May 2014, the average annual house price across England and Wales grew 8.5% - whereas building cost increases are approximately half of that.
- Supply is unlikely to increase rapidly - having been burnt during the recession, builders have moved from speculative build, to building only when sales are clear - this will, nationally, continue to drive increases.

- In June 2013, SCDC Cabinet noted: “A residential rate of up to £125 psm has been confirmed as being viable across the majority of the village development sites that are being proposed through the Local Plan.”
- The “City Deal” will resolve many of the infrastructure issues; and the development of the Cambridge Science Park Station will further improve the attractiveness of South Cambridgeshire as a place to live, and a place to commute from.

The drop from £125 to £100 to ensure viability was not sensitivity tested, and was too large in 2013. In 2015 when CIL is to be implemented, it will totally unreasonable.

The rate is too low, it will raise insufficient funding:

- Cllr Ray Manning, speaking to Parish Council representatives on 27th March 2014, said that Parishes should expect the County Council to be asking them for contributions towards education costs from the Parish share of CIL
- The Parish share of CIL will drop to 50% (or less) of that being received from S106 agreements towards the cost of open space and community facilities. The sums set by formal, evidence based study. Developments will no longer be making the necessary contributions to ensure their sustainability in terms of very local community facilities.

Do you support or object to the Draft Regulation 123 list? **Support, with additions**

The initial proposals are:

- (i) Pre-school education
- (ii) Secondary school education
- (iii) Libraries and lifelong learning
- (iv) Public and community transport
- (v) Strategic green infrastructure
- (vi) Village halls and community centres
- (vii) Household recycling centres
- (viii) Primary health care
- (ix) Major transport schemes identified in the Transport Strategy for Cambridge and South Cambridgeshire

The Parish Council Guidance note says:

It is therefore important that Parishes tell us their views on any particular infrastructure item, of local or strategic importance, which would require investment to support additional development.

Response

The Council submits the following infrastructure items that require capital investment and arise from increasing pressures from development and associated population growth:

- Community park to provide an activity area to include skate park, additional open space, some sports areas eg croquet and mini league football, and building facility for use by young people and children’s groups (formal, uniformed and informal)
- Recreation ground tennis court project replacing grass courts with floodlit artificial surfaces so as to meet increasing demand for all year playing
- Resources and services aimed at specific age groups, specifically (but not limited to):
 - o Youth: youth shelters, extra youth worker for a five year period to assist in the integration of new residents

- Community minibus (specifically adapted to take elderly/infirm, but available to all)
- Educational improvements associated with the arts, specifically (but not limited to):
 - Communal music provision (practice rooms, studios, teaching rooms) and supply of loan instruments
 - Exercise and dance equipment (including a screen to act as 2 things - one side mirrored for dance classes but also to enable the room to be made smaller on occasion and therefore more suitable for smaller meetings)
- Open space - purchase (and clearance etc as necessary) of land for community use and/or allotments
- Public safety equipment (e.g. defibrillator, swimming ring - at Cawcutts lake, asthma breathing bag dispenser etc.)
- Sports semi fixed equipment (e.g. cricket sightscreens, pitch covers, practice nets for just one sport; archery targets, nets, safety equipment; etc.)
- “Street furniture” in its widest sense including: bus shelters, benches, notice boards (conventional and electronic), signage, cycle parking, parking/charging points for cars, mobility scooters
- Public art
- Public toilets
- Drainage - essential improvements to the award drains, including investment to minimise long term maintenance costs at Histon Green
- Local transport schemes/improvements, including (but not limited to):
 - improve road safety in the villages
 - encourage cyclists and pedestrian movements in the village
 - encourage use of public transport including bus-stop improvements
 - improve village streetscene
 - speed-limit and speed-limiting projects, as well as specific projects to reduce speed on approaches
 - schemes to encourage only appropriate traffic types on residential roads
 - support school-related journeys
 - mitigate the effect of new development on existing infrastructure