



Hertsmere Borough Council

COMMUNITY INFRASTRUCTURE LEVY (CIL)

DRAFT CHARGING SCHEDULE

CONSULTATION STATEMENT

September 2013

Document Title	Purpose
Draft Charging Schedule Consultation Statement	Supporting document recording the consultation undertaken on the Hertsmere Draft Charging Schedule

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1. Introduction

- 1.1 This document serves as a record of the consultation undertaken by Hertsmere Borough Council in preparing the Community Infrastructure Levy (CIL) Draft Charging Schedule. Details of the consultation on the Preliminary Draft Charging Schedule can be found in the PDCS Summary of Consultation Responses.
- 1.2 This consultation statement has been produced following the consultation on the Draft Charging Schedule and seeks to document which bodies and persons were invited to make representations; and, how those bodies and persons were invited to make such representations.
- 1.3 This document should be read in association with the following:
 - Statement of Representations Procedure
 - Statement of Representations (Regulation 19)
 - Statement of Modifications
 - Draft Charging Schedule Background Document

2. Consultation

2.1 Hertsmere Borough Council invited representations on its Community Infrastructure Levy (CIL) Draft Charging Schedule for a six-week period from 26 July 2013 to 6 September 2013

2.2 The consultation undertaken on the Draft Charging Schedule involved the following:

- Individuals and groups on the planning consultation database, including all organisations listed in Appendix 1 were notified by letter.
- An email was sent to those on the consultation database who provided an email address notifying them of the consultation event.
- The consultation documents were made available on the Council's website, with hard copies available at all Civic Offices all libraries in the borough (as detailed in Appendix 5).

2.3 An advertisement placed in Newspapers covering the borough, Appendix 4 includes a proof of the advert which appeared in the following newspapers:

- Hendon Times group – 25 July 2013
- Herts Advertiser – 25 July 2013
- Potters Bar Press – 25 July 2013
- Watford Observer – 26 July 2013

2.4 All documentations were available at www.hertsmere.gov.uk/cil

3. Representations

- 3.1 10 consultation responses were received to Draft Charging Schedule . Representations were received from the development industry (2); statutory consultees (4); neighbouring districts (1); town and parish councils (2); and, Hertfordshire County Council. The 1 below provides a full list of the respondents.

Response	Respondent
1	Highways Agency
2	St Albans City & District Council
3	Aldenham Parish Council
4	Elstree and Borehamwood Town Council
5	Sport England
6	Natural England
7	English Heritage
8	Hertfordshire County Council
9	The Planning Bureau Ltd (on behalf of McCarthy & Stone Retirement Lifestyle Ltd. And Churchill retirement Living Ltd)
10	Savills (on behalf of The Home Builders Federation consortium)

- 3.2 Two respondents requested to be heard by the CIL Examiner. These were Representation 9 - (McCarthy & Stone Retirement Lifestyle Ltd. And Churchill retirement Living Ltd) and Representation 10 (The Home Builders Federation consortium).
- 3.3 See **Regulation 19(1)(b) Statement** for full details of the responses received.

Appendix 1 - Draft Charging Schedule Consultation bodies

A copy of the Draft Charging Schedule, a Response Form and the Statement of the Representations Procedure were sent to the following, where available an email was also sent.

Affinity Water	London Colney Parish Council
Aldenham Parish Council	National Grid Transco
Barnet London Borough	National Trust
Broxbourne Borough Council	North Hertfordshire District Council
County Architectural Liaison	Police and Crime Commissioner for Hertfordshire
Dacorum Borough Council	Royal Town Planning Institute
East Herts District Council	Shenley Parish Council
Elstree & Borehamwood Town Council	Spatial and Land Use Planning
English Heritage, East of England Region	St Albans City & District Council
Environment Agency	Stevenage Borough Council, Civic Offices
Hertfordshire County Council	The Forestry Commission
Hertfordshire Partnerships NHS Foundation Trust	Three Rivers District Council
Highways Agency	Watford Borough Council
Homes & Community Agency (HCS)	Welwyn Hatfield District Council
London Borough of Barnet	West Hertfordshire PCT
London Borough of Enfield	Environment Agency
London Borough of Harrow	McCarthy & Stone c/o The Planning Bureau Ltd
Sport England	The Home Builders Federation c/o Savills
EHW Architects Ltd	Banner Homes Group PLC

An email was sent to the following developers / agents / organisations:

Affinity Sutton Housing	Lewis Patten Chartered Architects
Agora Chartered Architects LLP	Malcolm Doherty Architects
AH Architecture	McArthur Tring Architects
Allen Smith Associates	MEB Design Architects
Andrew Scott Associates Architects Ltd	Metropolitan Development Consultancy
Apcar Smith Planning	Metropolitan Housing Partnership
Area Design Architects	MJS Planning and Design.
Arsenal FC	Morrison Design - Chartered Architects
Arthur J Ferryman & Associates	Nathaniel Lichfield & Partners
Armstrong&Rigg	National Grid
AS St Peacock and Smith	Networkrail
Banner Homes	Oakbridge Homes
Barker Parry Town Planning Limited	ORBIT ARCHITECTS
Bellis Architects	Origin Housing

Benjamin Associates Ltd	OS+A. O'Shaughnessy & Associates
Borough of Broxbourne	P+R Associates
Bourne Wood Partnership Limited	Paradigm Housing
Bowhill Planning Partnership	Pegasus Planning
Briffa Phillips Architects	Planning Inspectorate
CHeSS Architecture & Development	Planning Perspectives
Collins & Coward Town Planning	Prestige Projects Bespoke Building Contractors
Consensus Planning Ltd.	Preston Bennett
CPRE Hertfordshire	Prime Meridian - Architects
CSM+ Architects	Ramsden and Partners Architects Ltd
Cunnane Town Planning	Raymond Stemp Associates (RSA)
David French Partnership	Read Architecture
Dexter Morren Associates	Redrow Homes
Direct Planning	Richardjbaker.co.uk
DLA Town Planning Ltd	Rolfe Judd Ltd
DLG Architects	Rosser Morris Ltd
DVM Architects	RPS Group Plc
EHW - architects and designers	Saloria Architects Ltd
Fairview Homes	Savills
Forthright Design	Scott Wilson
Fusion Residential	Silk Planning
Genesis Housing Association	Simpson Mchugh
GHM Consultancy Group	SJT Associates
GL Hearn	Stanley Architects
Gotzheim Associates	Steene Associates Architects
GPSarchitects	Stuart Henley & Partners
GPSarchitects	Synergy Construction & Property Consultants LLP
Hertford Planning	Taylor Wimpey
Hertfordshire Constabulary	TEC architecture
Hightown Praetorian & Churches	Thames Water
Hives Architects LLP	The Coal Authority
Home Builders Federation	The RM Partnership
Home Group	The Victorian Society
Homes Design Ltd	Town and Country Planning Ltd
Huntsman Eldridge, Building Surveyors	Transco
Indigo Planning	Village Homes
Inside Out Architecture	Waitrose
Jack Cruickshank Architects	Wilbraham Associates Ltd
JDM Architects	Wilby & Burnett Surveyors & Architects
Jones Lang La Salle	Woolf Bond Planning
Kirsop & Company	YOOP Architects

Appendix 2 - Draft Charging Schedule Consultation letter

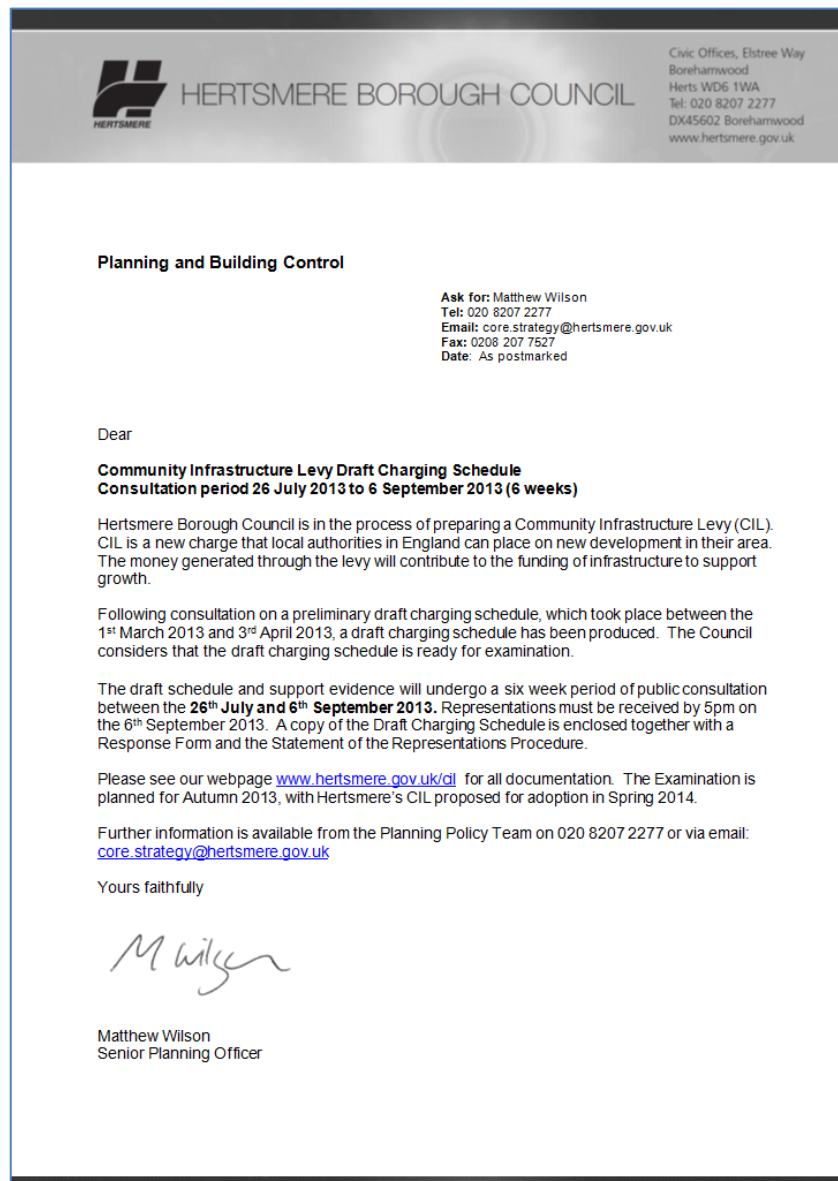


Figure 1 Consultation Letter

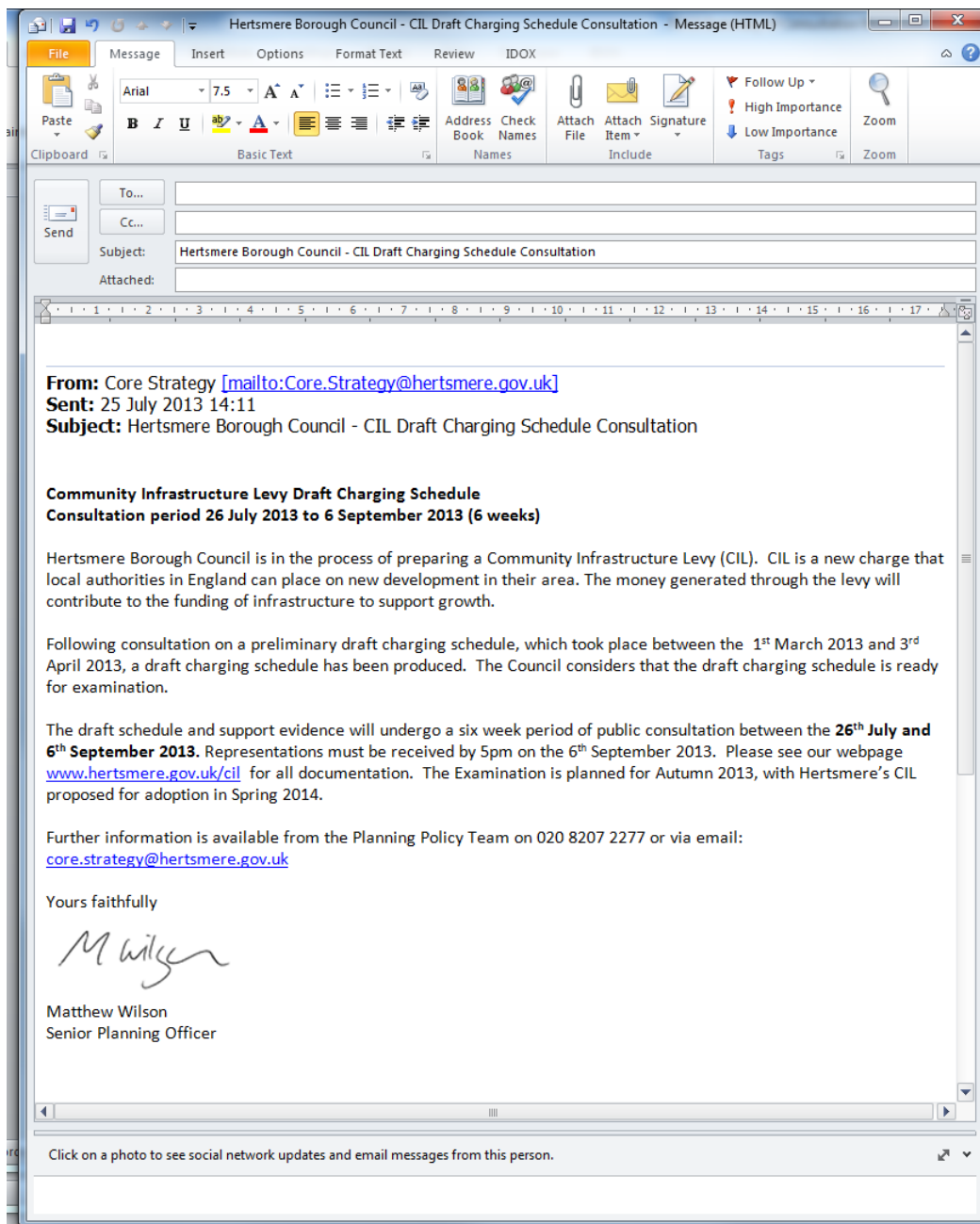


Figure 2 Consultation Email

Appendix 3: Draft Charging Schedule Online Details

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The Mayor of @HertsmereBC is officially opening 14 new homes for us this afternoon off Allum Lane, Borehamwood. #YestoHomes

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Community Infrastructure Levy (CIL)

Last Modified July 26, 2013

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A new charge which will help pay for future community projects like schools, hospitals, road schemes and play areas in Hertsmere will be introduced in 2014.

Community Infrastructure Levy (CIL) is a tariff that local authorities in England can place on new developments such as small to large-scale residential developments, hotels, and retail or office space, in their area. The money generated through the levy will contribute to the funding of infrastructure to support growth.

Why is this new levy being introduced?

The charge has been introduced by the Government as it believes CIL is a fair and transparent way to fund projects, and developers will benefit from knowing upfront what the charges will be.

We are responsible for setting the charge, collecting it and for deciding which projects to spend the money on.

How much will it be?

Draft proposals on the rates we intend to charge for each type of development have been published as the Draft Charging Schedule. These proposed rates aim to generate enough money to help fund infrastructure without putting development in the borough at risk.

How can I have my say?

Following the consultation on the CIL Preliminary Draft Charging Schedule (between March 1, 2013 and April 3, 2013), we considered all the comments received, and made appropriate changes where necessary.

A Draft Charging Schedule has been produced, which we think is ready for public examination by an inspector. We are now undertaking a six week public consultation, during which time residents and interested parties can make comments or representations, before we submit the schedule for examination.

The period for representations to be made will run from 26 July 2013 to 6 September 2013.

All comments must be received by 5 pm on 6 September 2013.

Consultation Documents

The Draft Charging Schedule is available to download below together with supporting background evidence.

- Draft Charging Schedule
- Infrastructure (Regulation 123) List
- Statement of Representations Procedure
- Response Form
- Draft Charging Schedule Background Document
- Preliminary Draft Charging Schedule Summary of Consultation
- Hertsmere Infrastructure Funding Gap Assessment
- Hertsmere Infrastructure Assessment
- Viability Assessment Stage 1
- Viability Assessment Stage 2

You can also see these documents at all libraries within Hertsmere and at our offices in Borehamwood, Potters Bar or Bushey.



Figure 3 Council Website

Appendix 4 - Draft Charging Schedule Consultation advertisement

HERTSMERE BOROUGH COUNCIL COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AMENDED 2011, 2012, 2013)

A 'draft charging schedule' has been prepared by Hertsmere Borough Council. The draft charging schedule sets out the proposed rates for CIL.

In accordance with Regulation 17 any person may make representations about the draft charging schedule prior to the Council submitting it for examination.

Copies of the draft charging schedule and supporting evidence are available for inspection at: **Civic Offices, Elstree Way, Borehamwood, WD6 1WA**

Opening times: Monday – Thursday: 8:30 – 17:15

Friday: 8:30 – 17:00

Other venues where the draft plan will be available for inspection are as follows:

Council Offices, Wyllyotts Centre, Wyllyotts Place, Darkes Lane, Potters Bar, EN6 2HN and Council Offices, The Bushey Centre, High Street, Bushey, WD23 1TT

9.30am and 2pm on Tuesdays, Wednesdays and Thursdays

Aldenham Parish Council, Radlett Centre, 1 Aldenham Avenue, Radlett, WD7 8HL

Monday - Friday: 09.00-16.00

Borehamwood Library, Elstree Way, Borehamwood, WD6 1JX

Monday & Wednesday: 09.00 - 19.00

Tuesday: 14.00 - 19.00

Thursday: 11.00 - 19.00

Saturday: 09.00 - 16.00

Friday and Sunday: Closed

Bushey Library, Sparrows Herne, Bushey, WD23 1FA

Monday & Wednesday: 14.00 - 18.00

Tuesday & Friday: 09.00 - 18.00

Thursday & Sunday: Closed

Saturday: 09.00 - 16.00

Oakmere Library, High Street, Potters Bar, EN6 5BZ

Monday & Wednesday: 09.00 - 18.00

Tuesday & Friday: 14.00 - 18.00

Thursday & Sunday: Closed

Saturday: 09.00 - 16.00

Radlett Library, 1 Aldenham Avenue, Radlett, WD7 8HL

Monday & Thursday: 14.00 - 18.00

Tuesday & Friday: 09.00 - 18.00

Saturday: 09.00 - 16.00

Wednesday & Sunday: Closed

The draft charging schedule and all supporting information can be found at www.hertsmere.gov.uk/planning

Representations must be received by 5pm 6th September 2013

Any representations must be sent to the following address: **Planning Policy Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, WD6 1WA**

E-mail: core.strategy@hertsmere.gov.uk

Organisations and individuals making representations may request the right to be heard by the examiner. If you would like to be notified of the submission of the address: **Planning Policy Team, Hertsmere Borough Council, Civic Offices, Elstree Way, Borehamwood, WD6 1WA**

E-mail: core.strategy@hertsmere.gov.uk

Organisations and individuals making representations may request the right to be heard by the examiner. If you would like to be notified of the submission of the draft charging schedule, receipt of the examiner's report or the approval of the charging schedule please indicate in your representations.

**Donald Graham
Chief Executive
25 July 2013**



Figure 4 Advert

Appendix 5: Draft Charging Schedule deposit points

Hertsmere Borough Council

Civic Offices
Elstree Way
Borehamwood
Hertfordshire
WD6 1WA

Parish council offices

Aldenham Parish Council
Radlett Centre
1 Aldenham Avenue
Radlett
Herts
WD7 8HL

Elstree and Borehamwood Town Council
Fairway Hall Brook Close
Borehamwood
Herts
WD6 5BT

Local libraries

Borehamwood Library
Elstree Way
Borehamwood
Herts
WD6 1JX

Potters Bar Library (Oakmere)
The Elms
High Street
Potters Bar
Herts
EN6 5BZ

Bushey Library
Sparrows Herne
Bushey
Herts
WD23 1FA

Radlett Library
Radlett Centre
1 Aldenham Avenue
Radlett
Herts
WD7 8HL

Neighbourhood information centres

Bushey Information Office
Bushey Centre
High Street
Bushey
Herts
WD23 1TT

Radlett Centre
1 Aldenham Avenue
Radlett
Herts
WD7 8HL

Potters Bar Information Office
Wyllyots Centre
Wyllyots Place
Darkes Lane
Potters Bar
EN6 2HN