



WENDOVER PARISH COUNCIL

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PLANNING COMMITTEE AGENDA

16th May 2023 at 7.00pm

St Anne's Hall Aylesbury Road Wendover HP22 6JG

Committee Membership: Councillors Jennifer Ballantine, Clive Gallagher, Mark Standen, Sam Walker, Diane Washington, Julie Williams and Stephen Worth

To all Committee Members:

YOU ARE HEREBY SUMMONED TO ATTEND THE ABOVE-MENTIONED MEETING, WHEN IT IS PROPOSED THAT THE BUSINESS TO BE TRANSACTED SHALL BE AS SET OUT BELOW.

MEMBERS OF THE PUBLIC AND PRESS ARE INVITED TO ATTEND.

AGENDA

1. ELECTION OF CHAIR

To elect the chair of the committee for the current year.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

In accordance with Sections 30(3) and 235(2) of the Localism Act 2011 and the Wendover Parish Council Code of Conduct.

4. PUBLIC PARTICIPATION

Members of the public have a maximum of three minutes to speak on any planning related matter.

5. MINUTES

To confirm the minutes of the Planning Committee meeting held on 18th April 2023.

6. PLANNING DECISIONS

To note the latest planning decision made by Buckinghamshire Council

17/00148/AOP Upper Little London Farm Little London Wendover HP22 6QQ

Outline application for the demolition of the existing metal barns and outbuildings, conversion of four historic brick barns into one single dwelling, provision of three open fronted parking barns, replacement of existing farm house and erection of 10 new dwellings and details of alterations to existing access only with all other matters reserved

Wendover Parish Council Decision – Objection

Bucks Council – Not proceeded with

22/03280/A17 Land Adjoining Chiltern Million London Road Wendover

Application for Certificate of Appropriate Alternative Development for (i) the conversion of the existing stable block permitted under planning reference 03/01263/APP to a single dwellinghouse (C3) with associated car parking and garden with access via Rocky Lane (ii) the erection of a dwelling (C3) on land between Chiltern Million and the existing stable block

Wendover Parish Council Decision – No Objection

Bucks Council Decision – Approved

23/00627/APP Peyrelevade Hale Lane Wendover Buckinghamshire HP22 6QP

Householder application for ground and first floor extensions with new openings and dormer

Wendover Parish Council Decision – Support

Bucks Council – Not proceeded with

23/00651/APP Woodside Little London Wendover Buckinghamshire HP22 6QQ

Demolition of existing garage and replacement with single storey side extension to create covered swimming pool, extension to balcony, creation of 2no. dormer windows and external alterations

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/00586/APP 115 Tring Road Wendover Buckinghamshire HP22 6NY

Householder application for replacement of two existing windows to the front elevation

Wendover Parish Council Decision – Support

Bucks Council Decision – Approved

23/00587/ALB 115 Tring Road Wendover Buckinghamshire HP22 6NY

Wendover Parish Council Decision – Support

Bucks Council Decision – Consent Granted

23/00687/PAPCR 35 High Street Wendover Buckinghamshire HP22 6DU

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 1no. residential dwelling

Wendover Parish Council Decision – Objection

Bucks Council Decision – Approved

23/00664/APP 38 Thornton Crescent Wendover Buckinghamshire HP22 6DQ

Householder application for single storey side/rear extension

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/00793/APP Dunsmore Lodge Dunsmore Lane Wendover Buckinghamshire HP22 6QJ

Householder application for single storey rear extension

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/00827/APP 1 Liffre Drive Wendover Buckinghamshire HP22 6LH

Householder application for demolition of conservatory and erection of single storey rear extension

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/00812/APP 24 Halton Lane Wendover Buckinghamshire HP22 6AR

Householder application for flat roof to pitched roof extension

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/00835/APP 26 Manor Road Wendover Buckinghamshire HP22 6HN

Householder application for a single storey rear extension

Wendover Parish Council Decision – Neutral

Bucks Council Decision – Approved

23/01113/AOP The Red House 22 Aylesbury Road Wendover Buckinghamshire HP22 6JQ

Outline planning application for the erection of two dwellings with associated parking with some matters reserved except for access.

Wendover Parish Council Decision – Neutral

Bucks Council – Not proceeded with

WENDOVER PARISH COUNCIL

Minutes of the Planning Committee Meeting 18th April 2023 at 7.00pm

St Anne's Hall, Aylesbury Road, Wendover, HP22 6JG

Present: Councillors Ballantine, Bulpett, Standen, Walker and Worth

Clerk & Minutes: Andy Smith

Chair: Councillor Ballantine

Members of Public: 0

1. APOLOGIES FOR ABSENCE

P23/18 Apologies were received from Councillor Washington, and they were accepted.

2. DECLARATIONS OF INTEREST

P23/19 Councillor Ballantine declared that one of the applicants was known to her but she had not pecuniary interest. It was **RESOLVED** that Councillor Ballantine would not have a vote on that application

3. PUBLIC PARTICIPATION

P23/20 No public participation.

4. MINUTES

P23/21 The minutes of the Planning Committee Meeting held on 4th April 2023 were **RESOLVED** as a true record and the Chair could sign the minutes.

5. PLANNING DECISIONS

P23/22 The planning decisions made by Buckinghamshire Council as listed on the agenda of the meeting of the 4th April 2023 were noted

6. CLERKS REPORT INCLUDING HISTORY AND CORRESPONDENCE

P23/23 There was no update since the last meeting

7. FINANCE

P23/24 The payments were considered, it was **RESOLVED** to approve the payments totalling £36612.56

8. PLANNING APPLICATIONS

P23/25 **23/01067/APP 4 Forest Close Wendover Buckinghamshire HP22 6BT**

Householder application for two storey side and first floor rear extensions with new porch and windows

It was noted that the alterations would make a significant impact to the existing building. The overbearing nature of the proposal and the fact that it was overlooking leading to a loss of privacy meant that the Council could not support the plans in their current format.

Wendover Parish Council - Objection

P23/26 23/01113/AOP The Red House 22 Aylesbury Road Wendover Buckinghamshire HP22 6JQ
Outline application (Including means of access) for the erection of two dwellings with associated parking.

It was noted that this proposal was for building within the Wendover Conservation Area and on the flood plain. The site has a number of mature trees and the application did not contain a tree survey or identify other key environmental considerations, particularly as the site could be an important part of the local ecosystem.

It was further noted that the scale of the houses and development were important to fitting into that space and an outline plan would not really go into a level of detail that would allow Council to make a more informed decision.

The impact of the construction and ongoing general noise and disturbance on neighbouring residents was also considered, given the location next to The Poplars, which houses older residents.

Finally, the Council took issue with the phrase in the report under the heading sustainability which stated "the construction would be carried out under the current Building Regulations, which inevitably seek to produce dwellings to a generally higher than average specification..." It was noted that building regulations are a minimum standard. The Council would like to see more ambition around sustainability.

It was agreed that the Council could not object as they had not got enough information at this stage. Rather, Council highlighted that the concerns above would have to be addressed for the full planning application to be approved.

Wendover Parish Council - neutral

P23/27 23/01144/APP 38 Lionel Avenue Wendover Buckinghamshire HP22 6LP
Householder application for single storey rear extension

It was noted that the dormer had been undertaken as permitted development – 23/00876/CPL Whilst this is a technically correct process, the changes in the entirety of the plans were significantly different to the planning application being considered.

If taken with 23/00876/CPL into account Council could consider that it was overbearing and overlooking with a loss of privacy to neighbouring gardens, however there is no objection to the works for which planning was applied.

Wendover Parish Council - neutral

9. OTHER MATTERS

a) HS2

P23/28 It was noted that how we worked with HS2 and the working groups was slightly changing. It was further noted that someone from the Parish Council should join the liaison meetings and they should ideally be from the planning committee.

b) CLOSURE OF RAF HALTON

P23/29 There was nothing for planning to note.

10. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MINUTES

P23/30 There were no meetings to note

11. CLOSURE OF MEETING

P23/31 As all business was transacted and the meeting closed at 7:32pm

Signed by
Chair to the Planning Committee

Date: 18th April 2023

DRAFT

PAYMENTS TO CONSIDER

Apr

Planning Committee 18th April 2023

Cheques

Date	To	Amount	Payment for
TOTAL CHEQUE AMOUNT		£0.00	

Petty Cash

Date	To	Amount	Payment for
TOTAL Petty Cash AMOUNT		£0.00	

BACS

Date	To	Amount	Payment for
20/04/2023	See it Clean Ltd	£160.00	Clock tower gutter cleaning
20/04/2023	BMKALC	£1,224.32	Annual Subscription for NALC and BMKALC
20/04/2023	Viking	£33.88	Office supplies
20/04/2023	ParwPrint	£140.40	Monthly photocopier
20/04/2023	B Electrical Installations	£330.00	works for heating
20/04/2023	ESTS Ltd	£3,800.00	Deposit for cesspit works
20/04/2023	Phenom Networks	£136.87	Computer support and maintenance
20/04/2023	Allotments	£40.00	Deposit return for allotment
20/04/2023	BMKALC	£90.00	Training - Writing grant applications and local funding
20/04/2023	Expenses - A Smith	£39.00	Eye test and glasses as per H&S policy
20/04/2023	Major Grant - WDS	£3,000.00	Wendover Dementia Support - Monday Club Café
20/04/2023	Major Grant - St Mary's Church	£4,000.00	Upgrade of AV equipment
20/04/2023	Major Grant - WAG	£2,000.00	Community Bus
20/04/2023	Major Grant - Memorial Hall	£4,000.00	Contribution to flooring replacement
20/04/2023	Grant - Churchyard	£7,000.00	Annual grant for Churchyard maintenance
20/04/2023	Grant - Youth Centre	£7,000.00	Annual grant to support Wendover Youth Centre
TOTAL BACS AMOUNT		£34,854.37	

CARD

Date	To	Amount	Payment for
12/04/2023	Audi	£19.26	Office supplies for CT and Sitesafe
18/04/2023	Lebara Mobile	£3.00	Office mobile and voicemail
13/04/2023	Wendover post office	£9.98	Cards for Councillors
03/04/2023	Bucks Council	£23.00	Temp event license for Coronation
06/04/2023	VistaPrint	£164.90	Branded merch for community awards
05/04/2023	Banana Print	£21.90	Branded merch for community awards
TOTAL Debit Card AMOUNT		£238.04	

DD/SO

Date	To	Amount	Payment for
11/04/2023	Smart Pensions	£18.00	Smart pension admin fee
19/04/2023	Orax Energy Ltd	£1,275.53	Streetlight electricity
16/04/2023	Buckinghamshire Council	£10.72	Waste bin emptying
20/04/2023	BT	£219.90	Mainly new account setup charges
TOTAL DD & SO		£1,529.15	
TOTAL PAYMENTS		£36,632.56	SIGNED BY COUNCILLORS:
COUNCIL MINUTE NUMBER			

7. CLERK'S REPORT INCLUDING HISTORY AND CORRESPONDENCE

To receive any updates from the Clerk.

8. FINANCE

To consider approving payments.

9. PLANNING APPLICATIONS

23/01203/CPE Fox Close Farm Nash Lee End Wendover Buckinghamshire HP22 6BH
Certificate of Lawfulness for existing use from agricultural usage to residential garden

23/01217/APP 44 Cruickshank Drive Wendover Buckinghamshire HP22 5FD
Householder application for single storey rear extension

23/01230/APP 4 Willowbrook Wendover Buckinghamshire HP22 6AY
Householder application for demolition of existing conservatory and erection of a single storey rear extension

23/01270/CPE 39 Water Meadow Way Wendover Buckinghamshire HP22 6RS
Certificate of lawfulness for existing garage conversion

23/01310/APP Lower Meadow Wendover Road Stoke Mandeville Buckinghamshire HP22 5TR
Erection of barn

23/01472/APP 189 Aylesbury Road Wendover Buckinghamshire HP22 6AA
Householder application for erection of rear extension, loft conversion with new dormer windows, porch and replacement glazing

10. OTHER MATTERS

a. HS2

To receive any updates.

b. CLOSURE OF RAF HALTON

To receive any updates.

c. PLANNING RESPONSE TO INFRASTRUCTURE LEVY CONSULTATION

To consider the Planning Committees response to the Technical consultation on the Infrastructure Levy.

11. DEVELOPMENT MANAGEMENT MEETINGS AND STRATEGIC PLANNING MEETINGS

The next Central Buckinghamshire Area Planning Committee meeting is Wednesday, 17th May, 2023 4.00pm
[Browse meetings - Central Buckinghamshire Area Planning Committee - Modern Council \(moderngov.co.uk\)](https://www.moderngov.co.uk/central-buckinghamshire-area-planning-committee)

The next Strategic Sites Committee Meeting is Wednesday, 17th May, 2023 4.00pm
<https://buckinghamshire.moderngov.co.uk/ieListMeetings.aspx?CId=362&Year=0>

12. CLOSURE OF THE MEETING

Signed by Andrew Smith
Clerk to the Council

Date: 11th May 2023



ITEM 7 – CLERKS REPORT AND CORRESPONDENCE

Planning application for change of use of Coombe Lodge to homeless hostel

We have had some emotional correspondence regarding the Planning Committee and approval of the plans for Coombe Lodge. We have had four emails into the office and they are coming predominantly from parents who use the nursery next door to the property. They highlight concerned about the loss of privacy at the nursery and security issues for the nursery given the nature of the tenants in the new development. There are additional concerns about the impact on the health centre, who are already overstretched.

The communications highlighted concern that Wendover Parish Council did not object to the plans. Each of the correspondents were replied to, explaining the process that is followed in planning, the list of points on which we can legitimately object and the fact that we are non-statutory consultee and final decision is with Buckinghamshire Council. Our response to the planning did indicate that the Parish Council did have wider concerns about the application but due to process those were not in our purview.

One of the comments made on the planning application stated that the Parish Council was negligent and deliberately obfuscated to get approval. A part of my reply to that person I stated that *“I cannot accept the statement that the Parish Council is negligent and the inference that we deliberately obfuscated to try and get this planning through, process has been followed correctly on all applications.”* The commentor understood my full reply and accepted my assertion. They promised to attempt to amend the comment on the planning portal.

Bucks Councillor Strachan, who is a Cabinet Member for Planning and Regeneration, reassured Council on the 2nd May that they are aware it is a contentious planning application, and they are giving the application all care and attention.

Full details have not been distributed previously in case of a formal complaint. However, those people who I have replied to have accepted my explanation. Given the reputational impact and potential damage posed to the Parish Council by these responses I feel it is now necessary to share these limited details with the Planning Committee.

NALC response to Department of Levelling Up, Housing and Communities consultation

Comments being considered at tonight’s meeting.

Skate Park

Cllr Standen has submitted funding applications to the LAST and Heart of Bucks and we await to hear the outcome of those. We have now got a website to hold all our documents and designs, and ultimately the planning application which is:

<https://canvasspaces.co.uk/ashbrook-open-space-skatepark>

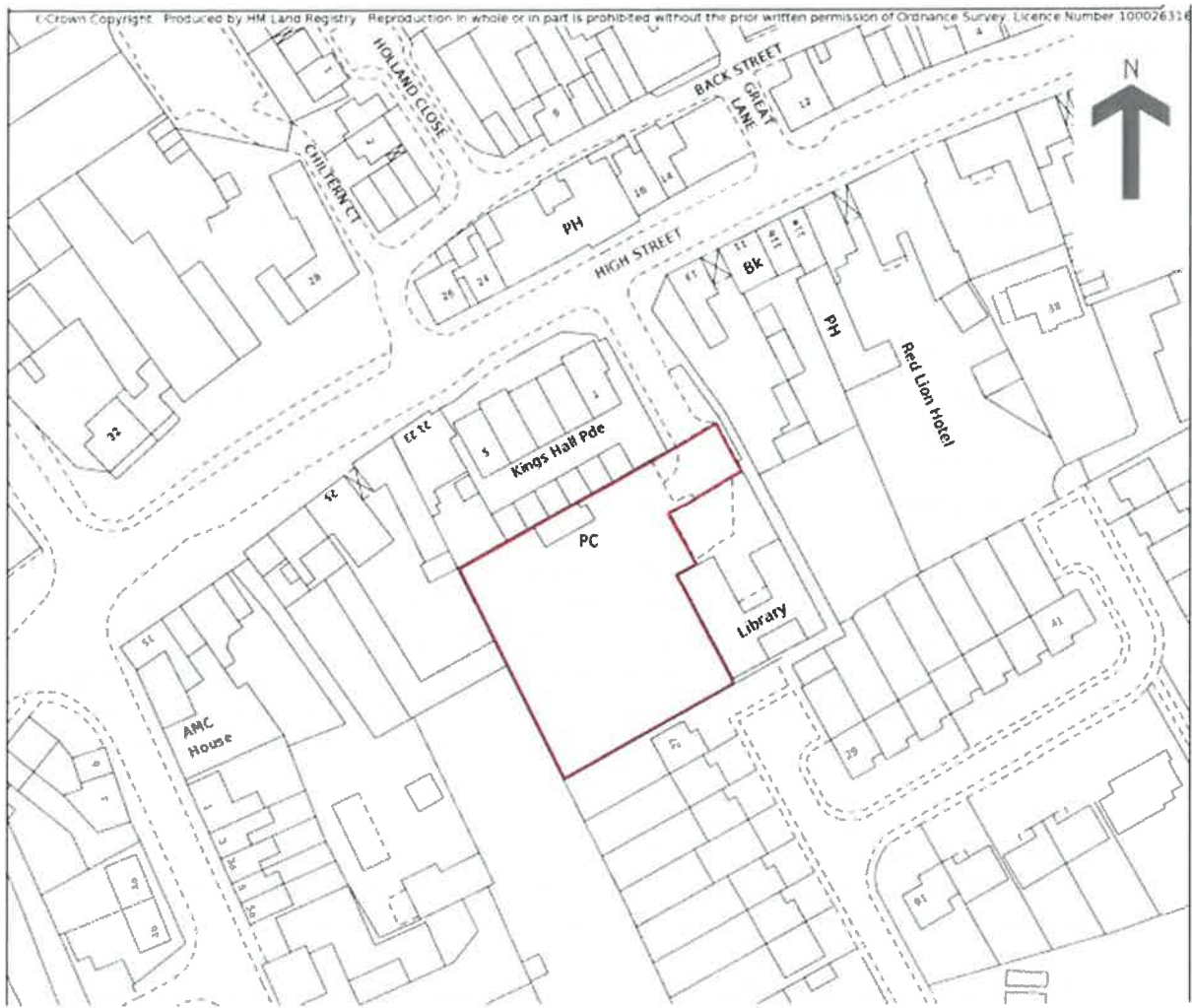
It is currently password protected and I can let you have the password if you are interested.

Ownership of road connecting the High Street to Library Car Park

Given the issues with the potholes on this road and the response from Buckinghamshire Council a land registry search was done on the road and neighbouring properties to try and ascertain ownership. Bucks Council own the south side of the road aligned with the entrance to the car park (shown in red outline on the map below). It appears that most of the road is not registered with Land Registry and therefore it will be for Buckinghamshire Council to



resolve as they must have some right of access agreement for the car park. Until the ownership is resolved we have been informed that the potholes have been scheduled as a part of the emergency repair works.



29 MARCH 2023

PCI-23 | INFRASTRUCTURE LEVY

Summary

The Infrastructure Levy is a reform to the existing system of developer contributions - Section 106 planning obligations and the Community Infrastructure Levy - in England. The Department for Levelling Up, Housing and Communities (DLUHC) have issued a consultation to inform the design of the Levy and of regulations that will set out its operation in detail.

The main consultation document can be downloaded [here](#) . The consultation closes at DLUHC on 9 June 2023.

Context

The consultation seeks insight on:

- technical aspects of the design of the Infrastructure Levy.
- the preparation and content of regulations.

NALC will be responding to this consultation as many local councils will have an interest in feeding in their own views on the existing system of developer contributions and how they relate to proposals for the new Infrastructure Levy.

NALC's current policy positions

NALC will be arguing very strongly that it is right that local councils will receive the 25% neighbourhood share of the Infrastructure Levy. This will ensure communities benefit from development and local councils can invest in local infrastructure and other priorities. It will be important for local councils to have full flexibility in how the levy is used. However, the reported flat share of 25% does not provide an uplift or added incentive for communities that have a made neighbourhood plan in place, which is the presently the case where the Community Infrastructure Levy is charged.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member

councils in response to these questions to help inform its own submission to DLUHC:

Chapter 1: Fundamental design choices

Question 1: Do you agree that the existing CIL definition of 'development' should be maintained under the Infrastructure Levy, with the following excluded from the definition:

- developments of less than 100 square metres (unless this consists of one or more dwellings and does not meet the self-build criteria) - Yes/No/Unsure
- Buildings which people do not normally go into - Yes/No/Unsure
- Buildings into which peoples go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery - Yes/No/Unsure
- Structures which are not buildings, such as pylons and wind turbines.
Yes/No/Unsure

Question 2: Do you agree that developers should continue to provide certain kinds of infrastructure, including infrastructure that is incorporated into the design of the site, outside of the Infrastructure Levy? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 3: What should be the approach for setting the distinction between integral and Levy-funded infrastructure? [see para 1.28 for options a), b), or c) or a combination of these]. Please provide a free text response to explain your answer, using case study examples if possible.

Question 4: Do you agree that local authorities should have the flexibility to use some of their levy funding for non-infrastructure items such as service provision? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 5: Should local authorities be expected to prioritise infrastructure and affordable housing needs before using the Levy to pay for non-infrastructure items such as local services? [Yes/No/Unsure]. Should expectations be set through regulations or policy? Please provide a free text response to explain your answer where necessary.

Question 6: Are there other non-infrastructure items not mentioned in this document that this element of the Levy funds could be spent on?

[Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 7: Do you have a favoured approach for setting the 'infrastructure in-kind' threshold? [high threshold/medium threshold/low threshold/local authority discretion/none of the above]. Please provide a free text response to explain your answer, using case study examples if possible.

Question 8: Is there anything else you feel the government should consider in defining the use of s106 within the three routeways, including the role of delivery agreements to secure matters that cannot be secured via a planning condition? Please provide a free text response to explain your answer.

Chapter 2: Levy rates and minimum thresholds

Question 9: Do you agree that the Levy should capture value uplift associated with permitted development rights that create new dwellings? [Yes/No/Unsure]. Are there some types of permitted development where no Levy should be charged? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 10: Do you have views on the proposal to bring schemes brought forward through permitted development rights within scope of the Levy? Do you have views on an appropriate value threshold for qualifying permitted development? Do you have views on an appropriate Levy rate 'ceiling' for such sites, and how that might be decided?

Question 11: Is there is a case for additional offsets from the Levy, beyond those identified in the paragraphs above to facilitate marginal brownfield development coming forward? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary, using case studies if possible.

Question 12: The government wants the Infrastructure Levy to collect more than the existing system, whilst minimising the impact on viability. How strongly do you agree that the following components of Levy design will help achieve these aims?

- Charging the Levy on final sale GDV of a scheme [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]**
- The use of different Levy rates and minimum thresholds on different development uses and typologies [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]**

- Ability for local authorities to set 'stepped' Levy rates [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]
- Separate Levy rates for thresholds for existing floorspace that is subject to change of use, and floorspace that is demolished and replaced [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]

Question 13: Please provide a free text response to explain your answers above where necessary.

Chapter 3: Charging and paying the Levy

Question 14: Do you agree that the process outlined in Table 3 is an effective way of calculating and paying the levy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 15: Is there an alternative payment mechanism that would be more suitable for the Infrastructure Levy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 18: To what extent do you agree that a local authority should be able to require that payment of the Levy (or a proportion of the Levy liability) is made prior to site completion? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]. Please explain your answer.

Question 19: Are there circumstances when a local authority should be able to require an early payment of the Levy or a proportion of the Levy? Please provide a free text response to explain your answer where necessary.

Chapter 4: Delivering infrastructure

Question 21: To what extent do you agree that the borrowing against Infrastructure Levy proceeds will be sufficient to ensure the timely delivery of infrastructure? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 22: To what extent do you agree that the government should look to go further, and enable specified upfront payments for items of infrastructure to be a condition for the granting of planning permission? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a

free text response to explain your answer where necessary.

Question 23: Are there other mechanisms for ensuring infrastructure is delivered in a timely fashion that the government should consider for the new Infrastructure Levy? [Yes/No/Unsure] Please provide free text response to explain your answer where necessary.

Question 24: To what extent do you agree that the strategic spending plan included in the Infrastructure Delivery Strategy will provide transparency and certainty on how the Levy will be spent? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree] Please provide a free text response to explain your answer where necessary.

Question 25: In the context of a streamlined document, what information do you consider is required for a local authority to identify infrastructure needs?

Question 26: Do you agree that views of the local community should be integrated into the drafting of an Infrastructure Delivery Strategy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 27: Do you agree that a spending plan in the Infrastructure Delivery Strategy should include:

- Identification of general integral infrastructure requirements
- Identification of infrastructure/types of infrastructure that are to be funded by the Levy - Prioritisation of infrastructure and how the Levy will be spent
- Approach to affordable housing including right to require proportion and tenure mix
- Approach to any discretionary elements for the neighbourhood share
- Proportion for administration
- The anticipated borrowing that will be required to deliver infrastructure
- Other - please explain your answer
- All of the above

Question 28: How can we make sure that infrastructure providers such as county councils can effectively influence the identification of Levy priorities?

- Guidance to local authorities on which infrastructure providers need to be consulted, how to engage and when
- Support to county councils on working collaboratively with the local authority as to what can be funded through the Levy

- Use of other evidence documents when preparing the Infrastructure Delivery Strategy, such as Local Transport Plans and Local Education Strategies
- Guidance to local authorities on prioritisation of funding
- Implementation of statutory timescales for infrastructure providers to respond to local authority requests
- Other – please explain your answer

Question 29: To what extent do you agree that it is possible to identify infrastructure requirements at the local plan stage? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Chapter 5: Delivering affordable housing

Question 30: To what extent do you agree that the ‘right to require’ will reduce the risk that affordable housing contributions are negotiated down on viability grounds? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Question 31: To what extent do you agree that local authorities should charge a highly discounted/zero-rated Infrastructure Levy rate on high percentage/100% affordable housing schemes? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary

Question 32: How much infrastructure is normally delivered alongside registered provider-led schemes in the existing system? Please provide examples.

Question 33: As per paragraph 5.13, do you think that an upper limit of where the ‘right to require’ could be set should be introduced by the government? [Yes/No/unsure] Alternatively, do you think where the ‘right to require’ is set should be left to the discretion of the local authority? [Yes/No/unsure]. Please provide a free text response to explain your answer where necessary.

Chapter 6: Other areas

Question 34: Are you content that the Neighbourhood Share should be retained under the Infrastructure Levy? [Yes/No/Unsure?]

Question 35: In calculating the value of the Neighbourhood Share, do you think this should A) reflect the amount secured under CIL in parished areas (noting

this will be a smaller proportion of total revenues), B) be higher than this equivalent amount C) be lower than this equivalent amount D) Other (please specify) or E) unsure. Please provide a free text response to explain your answer where necessary

Question 36: The government is interested in views on arrangements for spending the neighbourhood share in unparished areas. What other bodies do you think could be in receipt of a Neighbourhood Share in such areas?

Question 37: Should the administrative portion for the new Levy A) reflect the 5% level which exists under CIL B) be higher than this equivalent amount, C) be lower than this equivalent amount, D) Other, (please specify), or E) unsure. Please provide a free text response to explain your answer where necessary.

Question 38: Applicants can apply for mandatory or discretionary relief for social housing under CIL. Question 31 seeks views on exempting affordable housing from the Levy. This question seeks views on retaining other countrywide exemptions. How strongly do you agree the following should be retained:

- residential annexes and extensions; [Strongly Agree/Agree/Disagree/Strongly Disagree]

- self-build housing; [Strongly Agree/Agree/Disagree/Strongly Disagree]

If you strongly agree/agree, should there be any further criteria that are applied to these exemptions, for example in relation to the size of the development?

Question 39: Do you consider there are other circumstances where relief from the Levy or reduced Levy rates should apply, such as for the provision of sustainable technologies? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 40: To what extent do you agree with our proposed approach to small sites? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Question 41: What risks will this approach pose, if any, to SME housebuilders, or to the delivery of affordable housing in rural areas? Please provide a free text response using case study examples where appropriate.

Question 42: Are there any other forms of infrastructure that should be exempted from the Levy through regulations?

Question 43: Do you agree that these enforcement mechanisms will be sufficient to secure Levy payments? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Chapter 7: Introducing the Levy

Question 44: Do you agree that the proposed 'test and learn' approach to transitioning to the new Infrastructure Levy will help deliver an effective system? [Strongly Agree/Agree/ Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on 19 May 2023. County associations are asked to forward this briefing onto all member councils in their area.

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