

REPRESENTATION FORM

**Community Infrastructure Levy
(CIL): Draft Charging Schedule**

For office use only

Reference No:

We will accept photocopies of this form or you can download copies from the Councils website at: www.dartford.gov.uk/cil

Dartford Council welcomes your comments and views on the Draft Charging Schedule. Please ensure you complete section 1 and record your comments in sections 2 and 3 as appropriate.

Section 1 : Your Details and General Feedback

Name	Wendy Lane
Job Title (if relevant)	Principal Planner (Policy)
Company/organisation name (if relevant)	Gravesham Borough Council
Client's name (if applicable)	
Postal address email address	
Email address	wendy.lane@gravesham.gov.uk

Our Statement of Community Involvement says that we will keep consultation methods under review. We need your help with this.

Please indicate below how you became aware of the consultation.

E-mail

Do you consider that the documents are easy to read? How would you improve them?

Were you provided with the information you needed to respond to the document?

How could this be improved?

Section 2: Your comments on the CIL Draft Charging Schedule

Provide your comments on the Draft Charging Schedule below. Please refer to paragraph number, figure or appendix when commenting on specific parts of the document.

The key comment which we made at the previous consultation related to the proposed charging zones. We stated that:

It is surprising that Bluewater does not have a separate charging zone for retail, hotel and leisure development considering its retail rental levels are comparable with that in central London as highlighted in the GVA report under “Bluewater rental values.” The viability assessment in respect to retail is therefore limited and challengeable in respect to competition with other centres in the hierarchy apart from Dartford town centre.

In response, Dartford Borough recognises that Bluewater rental levels are high and states that “there is no evidence to suggest that high retail rents will not be achieved in other locations outside the town centre, such as at Ebbsfleet” and this is reiterated in the CIL Economic Viability Study: Addendum on Retail which states in paragraph 2.1 that the Core Strategy envisages retail development coming forward at the identified shopping centres in Dartford Town Centre, Bluewater and at Eastern Quarry and Ebbsfleet.

The high retail levels at Bluewater is supported by the Retail Impact Assessment for the proposed retail extension at Bluewater (reference 12/1464/OUT) which indicates rental values for Bluewater are around 10 times the rental values achieved in Dartford town centre.

Dartford’s CIL Economic Viability Study: Addendum on Retail highlights that the maximum CIL charges per square metre for each of the retail scenarios tested is significant for out of town scenarios.

Despite this, Gravesham Borough Council recognises that it is not incumbent on Dartford Borough Council to set its CIL charges at a maximum level, and rather the Council has had to balance the need to ensure that CIL makes a worthwhile contribution to the significant infrastructure funding gap that has been identified, with viability considerations.

On this basis that this has been undertaken, as shown by Dartford’s CIL Economic Viability Study: Addendum on Retail, and this Council will not be expected to contribute to infrastructure which could have been funded by a higher CIL charge, Gravesham Borough Council is no longer making objections.

(continue on a separate sheet if required)

Any person who makes a representation about the Draft Charging Schedule may request to be heard at the Examination. Please tick the box below if you would like to participate in the Examination

Yes, I wish to be heard at the Examination

Do you wish to be notified at the address provided above of any of the following (please tick as appropriate below):

That the schedule has been submitted to the examiner in accordance with section 212 of the Planning Act 2008

The publication of the Examiner's report

The approval of the charging schedule by Dartford Borough Council

Consideration of Responses

The Council will take consultation responses into account before submitting the Draft Schedule for Examination. If any amendments are made as a result of this, there will be further opportunity to make representations on the proposed modifications. All representations will be submitted to the examiner together with a summary of the main issues raised.

Section 3: Your comments on the Draft Instalment Policy (optional)

A Draft CIL Instalments Policy has been published alongside the Draft Charging Schedule to enable interested parties to consider its implication on development finance and delivery. It should however, be noted that the Draft Instalment Policy will not itself be subject to Public Examination. The Council will consider responses in finalising the Dartford CIL Instalment policy.

Do you have any comments regarding the draft Instalment Policy?

Signature: Wendy Lane

Date: 14/2/2013

Data Protection Statement: The information you provide will be held and used by Dartford Borough Council, in accordance with the Data Protection Act 1998, to help in the preparation of the Dartford Community Infrastructure Levy. Please note that all responses received will be available for public inspection. Your personal details will however remain confidential.

**ALL RESPONSES MUST BE RECEIVED BY
17:00 Thursday 14th February 2012**

Completed forms should be sent to the following address:

Planning Policy Team
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
Kent, DA1 1DR

Email address: LDF@dartford.gov.uk

Further copies of this form are available:

- On the Councils website at <http://www.dartford.gov.uk/cil>
- By telephone (01322) 343213
- Or you may photocopy this form.

If you or anybody you know requires this or any other council information in another language please contact us and we will do our best to provide this for you. Braille, Audio tape and large print versions of this document are available upon request.

Tel: 01322 343434

Fax: 01322 343432

Email: customer.services@dartford.gov.uk