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Dear Mr Opacic,

### **Winchester CIL Draft Charging Schedule Consultation**

#### **Response on behalf of Linden Homes Strategic Land**

I write in response to the current consultation on the draft Community Infrastructure Levy (CIL) Charging Schedule for Winchester on behalf of Linden Homes Strategic Land. As you are aware, Linden Homes is promoting land within the district for residential development which will be affected by the introduction of CIL.

The Council is proposing a tariff approach to applying CIL, which is based on development type and zones. Charges are to be applied to residential, hotel and some retail development only. Different charge rates are to be applied to 3 zones;

Zone 1 – Strategic allocations and South Hampshire urban areas – all development types exempt as infrastructure to be delivered through S106 contributions.

Zone 2 – Winchester Town

Zone 3 – remainder of District excluding South Downs National Park

We broadly support the Council's zoned approach to setting the tariff and believe that a charge rate based on site location is the most appropriate. We also support the rate of £80 per net additional internal square metre of residential development for sites within Zone 3 as we consider that this has been based on a robust assessment of a range of scenarios and impact on viability. The exemption of affordable housing from the levy is strongly supported as this will assist in maintaining viability in residential developments.

The only criticism we have is that there is no clear mechanism for payment of the levy due by instalments. The payment method is currently to be determined on a case by case basis. Those planning larger-scale developments in particular may find it difficult to make CIL payments early in the development of a site as other large payments, such as towards necessary infrastructure, are likely to be required at a similar time. It would be beneficial to the development industry to have more certainty over the payment timeframe for the levy from the outset of development, to allow accurate fund management. We suggest that wording is

included to outline a payment framework, or to support flexibility within the payment system to provide more certainty for residential developers.

I trust that we will be kept informed of future consultations on CIL and any other relevant LDF documents.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenna Stalker'.

Jenna Stalker  
Senior Planning Consultant

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