

Planning Application Validation Review - Community Infrastructure Levy

Responses to Consultation Undertaken 18/11/19 to 15/12/19

In order to assess CIL liability, the council will require a completed CIL Additional Information Form 1 as part of the validation process from 2nd March 2020 for all applications for full planning permission, including householder applications and reserved matters following an outline planning permission, and applications for lawful development certificates. This date allows for an appropriate lead in time before the CIL implementation date of 1st June 2020. The validation requirement will lapse if Full Council does not approve the commencement of CIL on 2 April 2020.

Do you agree or disagree with the proposal to require the submission of a completed CIL Additional Information Form 1 as part of the validation process for the applications set out above?

Type of responder	Number of responses	Agree	Disagree	Don't know/not sure/no comment
Planning agent/architect	2	0	2	0
Resident	12	8	2	2
Local business	1	1	0	0
Statutory body	6	1	0	5
Local community/voluntary group	3	3	0	0
Other local authority	2	2	0	0
Internal consultee	1	0	0	1
Unspecified	2	1	0	1
TOTAL	29	16	4	9
	100%	55%	14%	31%

Summary of Responses

Agree

- Submission of the CIL Form 1 as part of the validation process is an essential part of working out whether or not a development is CIL liable.
- Should be a phased introduction for reserved matters applications.
- We should keep it all as simple as possible
- Some agents and applicants will find the forms a bit confusing.

Disagree

- Will delay the planning process.
- Should not be necessary on Householder applications nor Existing LDC's and very rarely Proposed LDCs.

Other Comments

- A number of responses related to the introduction of CIL, the proposed charging schedule, the determination of planning applications and planning enforcement which are outside the scope of this consultation.

Officer Response

The responses received to the consultation indicated a significant degree of support for the submission of the CIL Form 1 as part of the validation process, with only 14% disagreeing with the proposal.

The CIL Form 1 requires minimal information to be provided to enable an initial assessment to be made early in the application process to determine whether a development is CIL liable. This provides clarity for both the applicant and the local planning authority. It is not considered to be an onerous requirement and is consistent with many other local authorities that have adopted a CIL.