Brief responses to the questions for your consideration:

Q1:- Given the apparent reluctance or inability of NSC to find resources to spend on infrastructure and the evident keenness of developers in this area, the suggested rates for CIL seem a bit on the low side. £50 per sq. m. for area B and £100 per sq. m. for area C would be more appropriate.

Q2:- Yes. Expenditure on infrastructure is likely to be required at the beginning of a project. Moreover, early payment is more likely to give NSC the confidence to incur expenditure.

Q3:- Yes, for reasons of equity, ease of administration and to avoid potentially protracted wrangles.

Q4:- Yes, provided NSC is prepared to work flexibly with developers who might have to withdraw development plans because of the size of CIL payments.

Q5 and 6:- Yes, subject to clear and transparent identification of what the infrastructure needs are in each category. For example, without such clear and transparent identification of "Off-site strategic community, leisure and sports provision" there would be scope for confusion and overlap between schemes and between CIL and s.106 provision.