Dear Sirs

Portishead Town Council discussed North Somerset Council’s consultation in respect to Community Infrastructure Levy (CIL) Draft Charging Schedule at its meeting on 14th September 2016 under Minute Number 2667 and responds to the consultation as follows:-

Question 1 (Abridged) .....do you think that CIL rates proposed strike an appropriate balance between

- The desirability of funding from CIL the estimated total of the infrastructure to support the development and
- The potential effects of the imposition of the CIL on the economic viability of the development?

It is difficult to comment on the balance, as the required spend is so much greater that the combined income from S106 and CIL. Unless more income can be generated from another source, then the reading of these figures is that we cannot afford development without damage to existing communities or the CIL (and S106) rates are increased greatly.

The rates proposed for Weston-super-Mare of 0% and 40% compared to the rest of the district at 80% will have a distorting effect. All areas in the north of the district have a need for entry level and smaller houses. Fixing rates to encourage this would be welcome – for example, a variable rate dependant on the number of bedrooms.

Question 2 Do you agree with N Somerset’s proposals not to introduce a policy for phasing of CIL payments?

Yes. Infrastructure is needed from the earliest occupations of developments – school places, health services, transport – and there is a damaging gap for the community if these are not provided. Portishead speaks from bitter experience of these problems.

Please do contact me if you have any queries or concerns.

Thank you

Sharon Sherborne
Assistant Clerk
Portishead Town Council
01275 847078
www.portishead.gov.uk