

Community Infrastructure Levy Draft Charging Schedule - Regulation 16

Comment Question 1: Do you have any comments on the content of the CIL Viability Assessment Update?

Agent: **Mr Reiss Sadler [9271]**_(unverified)

Respondent: **Hallam Land Management Ltd (HLM) [9272]**

Received: **03/11/2022 via Web**

Text of full submission:

Whilst generally the proposed methodology and assumptions made in the Viability Assessment Update (August 2022) are considered logical and appropriate, it should be noted that a scheme of a similar nature and scale as Calcott Hall Farm, a site promoted by Hallam Land Management to the recently adopted Local Plan and that will be promoted to the forthcoming review, is not included in the typologies listed and as such there are no comparable viability assumptions to draw upon. This is considered important to ensure that schemes such as Calcott Hall Farm, and others which are not covered by any of the typologies set out, will be able to pay an appropriate level of CIL without viability concerns and impacts on deliverability being raised. Indeed, this is particularly important for sites of a significant scale such as Calcott Hall Farm as the assessment of the three strategic sites in the Viability Assessment Update highlights that generally strategic schemes are less able to contribute a higher level of CIL.

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Comment Question 6: Do you have any comments on the draft Instalments Policy?

Agent: **Mr Reiss Sadler [9271]**_(unverified)

Respondent: **Hallam Land Management Ltd (HLM) [9272]**

Received: **03/11/2022 via Web**

Text of full submission:

The Instalments Policy omits developments with an overall CIL liability of between £50,000 and £100,000; this error should be rectified.

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Comment Question 8: Do you have any other comments on the draft CIL Charging Schedule?

Agent: **Mr Reiss Sadler [9271]** (unverified)

Respondent: **Hallam Land Management Ltd (HLM) [9272]**

Received: **03/11/2022 via Web**

Text of full submission:

It is recommended that the CIL Charging Schedule includes a mechanism to review CIL in line with the progression of the Brentwood Local Plan Review, which is required to be submitted for Examination by July 2024, to include consideration of the CIL rate for any allocated strategic sites to ensure they can be delivered appropriately. If the draft CIL Charging Schedule is not reviewed in an appropriate timeframe, it could render strategic and other allocations in the Brentwood Local Plan Review unviable.