

Unique Ref No:

Your Ref:

Please Ask for: Planning Policy

Telephone: 01253 658418

Email: planningpolicy@fylde.gov.uk

Date: 10 August 2016

Dear Sir/Madam,

PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION IN ACCORDANCE WITH REGULATION 15 OF THE COMMUNITY INFRASTRUCTURE LEVY (AMENDMENT) REGULATIONS 2012

The Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. The CIL is a charge that developers must pay in relation to certain types of new development.

The Council have prepared a Preliminary Draft Charging Schedule for the Community Infrastructure Levy in the borough. The proposed charging rates, expressed as £/m², are as follows:

Use	CIL Charge (£/sq.m)
Housing All Locations (Settlements and rural areas)	£70
Apartments (Zones 3 & 4: Lytham St Annes sea front & Wrea Green)	£70
Apartments (All other areas)	Nil
Convenience Retail	£60
All other uses	Nil

The proposed charging rates are supported by the following information:

- Part 2 Report: The Preparation of a Community Infrastructure Levy Preliminary Draft Charging Schedule (October 2015);
- Community Infrastructure Levy Addendum Report (August 2016); and
- Draft 'Section 123' List. This sets out the types of infrastructure the Community Infrastructure Levy will fund.

The Community Infrastructure Levy will be used to provide new infrastructure to support the delivery of development proposed in the Local Plan. The Council published a draft Infrastructure Delivery Plan (IDP) to support the Local Plan. This sets out an initial list of infrastructure needed. This will be updated on a regular basis.

Comments are invited on the Preliminary Draft Charging Schedule for the Community Infrastructure Levy, and the supporting information, until **5pm on Thursday 22 September 2016**. Comments can be submitted in a number of ways:

- By email to us at planningpolicy@fylde.gov.uk; or
- Posted to us at: FREEPOST RTKH-UZKY-CRXZ, Preliminary Draft Charging Schedule Consultation, Planning Policy, Fylde Council, Town Hall, St Annes, FY8 1LW; or
- via the Council's consultation system, which can be accessed at www.fylde.gov.uk/localplan

The Council cannot guarantee that any comments received after the consultation deadline will be considered.

If you require assistance in formulating and submitting your comments form, or have a query about any aspect of this consultation, please contact the Planning Policy Team on 01253 658418 or email planningpolicy@fylde.gov.uk

Please note that all comments must be submitted in writing and must contain your contact details. Comments cannot be treated as confidential. All responses will be published on our website, although we will not publish any personal details. We will take all comments and any emerging evidence, as well as any changes to Government guidance into account in preparing the next stage of the charging schedule. Greater weight will be given to comments that are supported by evidence.

Following this consultation stage the Council will update the draft charging schedule and will publish a Final Draft Charging Schedule for comment later in the year and will aim to submit the charging schedule and comments made for examination, early in 2017.

You are receiving this letter because your contact details are held on our Register of Consultees database. If you no longer wish to be consulted on Planning Policy matters, and/or the contact details are incorrect, please let us know either by phone 01253 658418 or email planningpolicy@fylde.gov.uk

Yours faithfully,

A handwritten signature in black ink, appearing to read 'MS', with a horizontal line underneath.

Mark Sims
Principal Planning Officer - Policy