



COMMUNITY INFRASTRUCTURE LEVY (CIL) PRELIMINARY DRAFT CHARGING SCHEDULE

CONSULTATION PLAN

September 2012



INTRODUCTION

1. Background and Context

- 1.1 London Borough of Tower Hamlets (LBTH) is proposing to introduce a Community Infrastructure Levy (CIL) Charging Schedule for the Borough. CIL is a new tariff system that enables local authorities to charge on most forms of new development to fund infrastructure that is required as a result of new development such as transport schemes; open spaces; schools and community facilities.
- 1.2 This consultation plan describes the main consultation methods that will be used to ensure the most effective engagement relating to the CIL Preliminary Draft Charge Schedule. This consultation plan is an evolving document and will be updated as the proposed Charging Schedule evolves.
- 1.3 The benefits of introducing CIL include increased certainty for the development industry, increased certainty for the funding and delivery of infrastructure and increased transparency for local people.
- 1.4 The rate at which a levy is charged is set out in a Charging Schedule which must be supported by appropriate evidence, of infrastructure needs and development viability. This is subsequently subject to an independent examination.
- 1.5 The Charging Schedule evolves in stages, in accordance with the CIL Regulations. The first formal consultation stage is the Preliminary Draft Charging Schedule. Further consultation will be undertaken on a Draft Charging Schedule before it is submitted to the Planning Inspectorate for independent examination, likely to be next summer. If the CIL Charging Schedule is found to be sound it is anticipated that the Council's CIL Charging Schedule will come into effect in late 2013 or early 2014.

2. Consultation on the Preliminary Draft Charging Schedule

- 2.2 Regulation 15 of the 2010 CIL Regulations (as amended) sets out the consultation requirements for the Preliminary Draft Charging Schedule. The consultation plan is also in line with the Council's Statement of Community Involvement.
- 2.3 The overarching aim of the consultation on the Preliminary Draft Charging Schedule is to provide an opportunity for involvement from a wide range of groups and individuals and to proactively encourage participation.
- 2.4 All responses to the Preliminary Draft Charging schedule will be collated and analysed and amendments may be made to proposed Charging

Schedule if required. We will publish the Draft Charging Schedule for summarising all comments made to the PDCS and officer responses to these, explaining the reasoning why we have/have not made amendments.

- 2.5 This consultation plan should be read in conjunction with the following documents:
- Preliminary Draft Charging Schedule
 - Infrastructure Delivery Plan
 - CIL Viability Assessment, 2012
 - Equalities Analysis Scoping Report
- 2.6 All of these documents can be found on our website at: http://www.towerhamlets.gov.uk/lgsi/501-550/516_register_of_planning_decis/section_106_planning_obligatio/community_infrastructure_levy.aspx
- 2.7 Hard copies of these documents are proposed to be made available in the locations listed in Appendix 1.

CONSULTATION PROGRAMME

3. Consultation Programme

3.1 Regulation 15 of the CIL Regulations 2010 (as amended 2011) states the following:

15.—(1) A charging authority which proposes to issue or revise a charging schedule must prepare a preliminary draft charging schedule for consultation.

(2) The charging authority must—

(a) send a copy of the preliminary draft to each of the consultation bodies; and

(b) invite each of those bodies to make representations on the preliminary draft. .

(3) For a charging authority in England, the consultation bodies are—

(a) each of the following whose area is in or adjoins the charging authority's area— .

(i) a local planning authority within the meaning of section 37 of PCPA 2004(1), .

(ii) a local planning authority within the meaning of section 78 of PCPA 2004, .

(iii) a county council, .

(iv) a responsible regional authority; .

(b) each parish council whose area is in the charging authority's area; .

(c) the Mayor if the charging authority is a London borough council; .

(d) any other person exercising the functions of a local planning authority (within the meaning of TCPA 1990) for an area within, or which adjoins, the charging authority's area. .

(5) The charging authority must also invite representations on the preliminary draft from—

(a) persons who are resident or carrying on business in its area; and .

(b) such of the following as the charging authority consider appropriate— .

(i) voluntary bodies some or all of whose activities benefit the charging authority's area, and .

(ii) bodies which represent the interests of persons carrying on business in the charging authority's area. .

(6) The charging authority must make such arrangements as it considers appropriate for inviting representations under paragraph (5).

(7) The charging authority must take into account any representations made to it under this regulation before it publishes a draft of the charging schedule for examination in accordance with section 212 of PA 2008.

3.2 The following tables set out the indicative programme of consultation to take place on the Preliminary Draft Charging Schedule.

Table 1: Statutory Consultation

Types of Consultation	Process/ events	Aim/ details	Targeted/ groups	Dates	Expected outcomes
Invite representations from each of the consultation bodies outlined in CIL Regulation 15, residents and businesses.	Process	Seek views and responses from statutory consultees on the proposed PDCS	Land owners, developers and planning agents active in the Borough; local interest groups; charitable bodies, neighbouring planning authorities, London Mayor	16 Nov 2012 to 2 Jan 2013	Formal comments on the PDCS received will be analysed and relevant changes made, prior to publication of Draft Charging Schedule.

Table 2: Additional Consultation

Types of Consultation	Process/ events	Aim/ details	Targeted/ groups	Dates	Expected outcomes
Display the PDCs and supporting documents on the Council's website	Process	To enable all information and documents relating to consultation to be readily available for interested parties	Land owners, developers and planning agents active in the Borough; local interest groups; charitable bodies	16 Nov 2012 to 2 Jan 2013	All information readily available for interested parties.
Display the PDCS and supporting documents at the Council's offices, Idea stores and some libraries.	Process	To enable all information and documents relating to consultation to be readily	Land owners, developers and planning agents active in the Borough; local interest groups;	16 Nov 2012 to 2 Jan 2013	All information readily available for interested parties.

		available for interested parties	charitable bodies		
Place a press notice in the East End Life newspaper to advertise consultation, how documents can be viewed, to advertise the time and place of the workshop event and how to respond to the consultation.	Process	Inform local people of the consultation how to view documents and invite representations	Land owners, developers and planning agents active in the Borough; local interest groups; charitable bodies	16 Nov 2012	Local residents and those undertaking business in the borough informed about the consultation
Consultation drop-in event	Event	Provide information to and seek views from locally active developers, agents, community groups and residents	Land owners, developers and planning agents active in the Borough; local interest groups; charitable bodies	3 Dec 2012, 4pm – 7pm, Whitechapel Idea Store	Interested parties better informed in order to provide formal comments and their initial views received by officers
Member Workshop	Event	To discuss emerging proposals with all relevant Ward Members	Ward Members	tbc	Feedback and input into emerging proposals

4. Conclusion

- 4.1 This Consultation Plan sets out the Council's initial intentions for consultation on the PDCS and will be amended further to the outcomes of the 7th November 2012 Cabinet.

Appendix 1: List of locations where documents will be made available

- Planning Reception, LB Tower Hamlets, 2nd Floor Mulberry Place, 5 Clove Crescent, London E14 2BG
- Idea Store Bow
- Idea Store Canary Wharf
- Idea Store Chrisp Street
- Idea Store Watney Market
- Idea Store Whitechapel
- Bethnal Green Library
- Cubitt Town Library
- Watney Market Library