



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

**Bassetlaw Local Plan 2020-2037: Publication Version
Regulation 16 Consultation August 2021 – October 2021**

Regulation 16 CIL Form Responses

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
1945118	Inovo Planning on behalf of Hallam Land Management and Carlton Distribution Ltd	Yes
CIL-REF001	Rapleys on behalf of Dooba Developments Limited	No
CIL-REF002	Sport England	Not Indicated
CIL-REF003	ID Planning and Cushman and Wakefield on behalf of Lidl (GB) Limited	Yes
CIL-REF004	DHA Planning on behalf of Laing O'Rourke	No
CIL-REF005	Derek Kitson Architectural Technologist Ltd	No
CIL-REF006	Historic England	No
CIL-REF007	Nottinghamshire County Council	Yes
CIL-REF008	The Coal Authority	No

1945-18





Reference:	1945118	Date Created:	20/Oct/2021 16:08
Status:	Open	Created By:	System

Introduction

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by 5pm on Thursday 21st October 2021. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

The Draft Charging Schedule is available to view and download from the Council's webpage.

Data Protection

Data Protection Notice:
 Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed here.

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice.

Please confirm you have read and understood the terms and conditions relating to GDPR	Yes
Please tick as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.	
I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.	Yes
Please tick/delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.	
I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.	Yes
Full Name	[REDACTED]
Date	20/Oct/2021

Part A

This form has two parts:
 Part A - Personal details – need only to complete once.
 Part B - Your representation(s) - Please add a separate item for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name	[REDACTED]
Organisation (if applicable)	Hallam Land Management
Telephone Number	
Fax Number	
Email Address	

2. Agents Details (if applicable)

Agent	[REDACTED]
Organisation (if applicable)	Inovo Consulting
Address	[REDACTED]
[REDACTED]	[REDACTED]
Fax Number	
Email Address	[REDACTED]

Part B

Part B - Your representation

Please fill in a separate Part B sheet for each representation you wish to make.	
Name or Organisation	Hallam Land Management and Carlton Distribution Ltd
3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?	The recognition that the strategic allocation Local Plan at Peaks Hill Farm would not be viable with CIL and should be exempted is supported.
4. Do you want to participate in the Hearing into the CIL?	Yes
5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that:	
The Draft Charging Schedule has been submitted to the Examiner	Yes
The recommendations of the Examiner (and the reasons for those recommendations) have been published	Yes
The Charging Schedule has been approved by Bassetlaw District Council	Yes

Please tick the box below if you wish to enter another representation

Complete another representation	No
---------------------------------	----

Submit

Please click on submit below to submit your representation

Notes

Date	Person	Comment
20/Oct/2021 16:08	System	Acknowledgement email sent to customer

CIL-REF001



SRS/19-00719

14 October 2021

Planning Policy
Queens Building
Potter Street
Worksop
Nottinghamshire
S80 2AH



LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Sir/Madam

Re: Bassetlaw Community Infrastructure Levy Consultation (September 2021) - Representations on behalf of Dooba Developments Limited (c/o Commercial Estates Group)

On behalf of our client, Dooba Developments Limited (c/o Commercial Estates Group), please find enclosed representations to the Bassetlaw Community Infrastructure Levy Consultation.

These representations are submitted specifically in respect of our client's interest as developer and asset manager of the 18-hectare Vesuvius site, which is located off Sandy Lane, Worksop. Outline planning permission for employment development and an Asda foodstore was granted for the site in 2014, and subsequent reserved matters and a full application were approved more recently in order to bring forward the first phase of the site's development, which comprises approximately 4,000 sqm of employment floorspace and 400 sqm of retail floorspace. Both the Asda and the first phase of development have been constructed and operational.

Vesuvius is the largest speculative scheme of such scale and quality in Worksop and demonstrates our client's commitment to delivering inward investment to the town. Further phases of major development are anticipated for the remainder of the site and it is in this context that we wish to ensure that there is absolute clarity as to the developments that will trigger CIL.

We have three points to make.

Firstly, we note and support the principle of a flat rate charge across the whole District as opposed to the differential charge currently in operation.

Secondly, with specific reference to retail, we note the proposed charge remains at £100/sqm. Paragraphs 3.19 and 3.20 state that 'Convenience' retail is considered to be a shop selling everyday essential items, including (but not limited to) food, drinks, newspapers/magazines and confectionary, and that only convenience **A1 food supermarket retail** can secure CIL as part of a viable development. However, the actual Draft Charging Schedule identifies that '**A1 Retail Convenience**' will be charged at £100/sqm. This wholly contradicts the supporting text at paragraph 3.20. It is essential that the two parts of the schedule reflect one another accurately. Given the economic changes that have been occurring across the retail sector, but particularly non-food retail, over the last year or so and as the economy begins to recover from the Covid pandemic, further re-structuring within the retail sector is likely to continue, introducing concerns over viability where non-food retail developments are liable for CIL. Consequently, in the context of my client's

interest in Worksop, we consider that general A1 convenience or comparison retail should not attract a CIL charge.

Thirdly, we consider that in light of the changes to the use class order, the revised use class references should be used within the CIL schedule, reflecting those set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 – thus A1 would become E(a), albeit with the additional caveat that the charge only relates to food supermarket retail and not general convenience or comparison retail.

Summary

On behalf of Dooba Developments Limited, we thank you for this opportunity to comment on the Bassetlaw Community Infrastructure Levy Consultation.

We respectfully request that our representations are fully taken into account in order to ensure that the actual charging schedule accurately reflects the supporting text of its preceding paragraphs.

We would welcome the opportunity to engage in further positive and proactive discussions in respect of the future of the Vesuvius site.

Please contact me without hesitation should you require any further information or clarification.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

Office Use Only

Date:

Ref:

Ack:



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

Yes

No

Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

Yes

No

Printed Name:

[REDACTED]

[REDACTED]

[REDACTED]

Date:

14 October 2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Rapleys LLP on behalf of Dooba Developments Ltd

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

2. Agent Details (if applicable)

Agent:

as above

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Rapleys LLP obo Dooba Developments Ltd

3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

Please see attached representation.

Continue on a separate sheet if necessary

4. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

Yes x

No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

Yes x

No

The Charging Schedule has been approved by Bassetlaw District Council.

Yes x

No

CIL-REF002



[Redacted]

From: [Redacted] >
Sent: 18 October 2021 08:56
To: The Bassetlaw Plan
Subject: 20211018 Bassetlaw CIL draft Charging Schedule - Consultation August 2021

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Regulations 16 and 17 Community Infrastructure Levy Regulations 2010 (as amended) Bassetlaw Community Infrastructure Levy - Draft Charging Schedule

Dear [Redacted],
Thank you for consulting Sport England on the above.

Sport England does not wish to make any comments on the draft charging schedule.

[Redacted]
Planning Manager

Please Note my working days are Monday to Thursday

[Redacted]
[Redacted]
[Redacted]
[Redacted]



THIS GIRL CAN

THE NATIONAL LOTTERY SPORT ENGLAND

Get involved #ThisGirlCan



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

The information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000. Additionally, this email and any attachment are confidential and intended solely for the use of the individual to whom they are addressed. If you are not the intended recipient, be advised that you have received this email and any attachment in error, and that any use, dissemination, forwarding, printing, or copying, is strictly prohibited. If you voluntarily provide personal data by email, Sport England will handle the data in accordance with its Privacy Statement. Sport England's Privacy Statement may be found here <https://www.sportengland.org/privacy-statement/> If you have any queries about Sport England's handling of personal data you can contact Gaile Walters, Sport England's Data Protection Officer directly by emailing DPO@sportengland.org

CIL-REF003





Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

√ Yes

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

√ Yes

No

Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

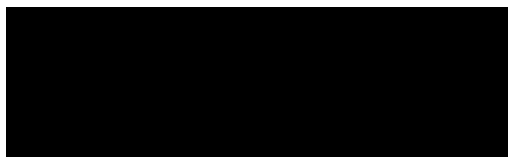
√ Yes

No

Printed Name:



Signature:



Date:

20/10/2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: Lidl (Great Britain) Limited

Organisation (if applicable): c/o Agent

Address:

Postcode:

Tel:

Fax:

Email:

2. Agent Details (if applicable)

Agent:

[REDACTED]

Organisation (if applicable): ID Planning

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: **Lidl (Great Britain) Limited**

3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

PLEASE SEE ATTACHED CORRESPONDENCE DATED 20/10/2021 FROM:

Stephen Miles MRICS MRTPI
Partner | Development and Strategic Advisory
Cushman & Wakefield

Continue on a separate sheet if necessary

4. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s) **Yes we wish to participate** Yes

No, I do not wish to participate in hearing session(s) No

5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

√ Yes
No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

√ Yes
No

The Charging Schedule has been approved by Bassetlaw District Council.

√ Yes
No

Main Messages / Conclusions

The conclusions of my assessment are that there are numerous shortcomings in the viability evidence relating to the foodstore CIL tariff and that as such its recommendations are considered to be unsound. Specifically, I have identified:

- Weaknesses in the methodology – there are a number of weaknesses in the viability methodology with several cost omissions which render the conclusions unreliable
- Unjustified appraisal assumptions – there are numerous assumptions that are not supported by evidence and we consider different assumptions are justified.

I set out below my findings under these headings together with recommendations for adjustments that I consider are justified to the appraisal relating to the foodstore retail typology.

Weaknesses in Viability Methodology

There are a series of omissions from the valuation methodology applied to the foodstore development typology. These are as follows:

- Purchaser's costs omitted on investment valuation. When applying the rent/yield approach to valuation, an allowance must be made for the purchaser's costs that are incurred in acquiring the property as an investment and deduct this from the valuation, which should at least include stamp duty (up to 5% of the sale price), agent's fees (i.e. the fees of a property agent in advising the purchaser on the acquisition, typically 1% of the sale price) and legal fees (the legal fees of the transaction, typically circa 0.5% of the sale price) and VAT on both legal and agents fees. On a foodstore investment sale this would represent close to 6.8% of sale price in total so a deduction from the gross valuation is required to determine the actual sale price achieved (the **Net** Development Value).
- Purchaser's costs omitted on land sale valuation. Similarly, allowances must be made for the purchaser's costs on the purchase of land when applying a residual valuation method (also Stamp Duty, agents and legal fees). The cost will vary according to the stamp duty applicable but typically will exceed 5% of the sale price.
- Tenant incentives omitted. It is standard practice in lease transactions for incentives to be offered by the landlord to the tenant in return for a commitment to lease the property for a certain period of time. Such incentives normally take the form of rent-free periods or a landlord contribution towards tenant fit out works. Appendix 1 Property Value Study makes no reference to any such inducements however these are necessary costs items in securing a foodstore tenant on a long-term lease and must be either deducted from the investment valuation or included as development costs in the development appraisal. The table provided below of recent foodstore lease comparables shows rent free periods of between 9 and 23 months.
- No void cost allowance for empty rates/non recoverable service charge. The appraisal refers to an assumed void of 3-6 months in the finance calculation. As such, allowance should be made for void costs such as empty property business rates and any non recovered service charge (e.g. covering items such as insurance and service charge)
- No cashflow. There does not appear to be any cashflow produced as part of the viability assessments and it is assumed they are produced as static residual appraisals with a manual

calculation of finance costs. There is a risk that this method does not accurately estimate the true finance costs that would be incurred as a result of the variable timing between cost and income flows in the development programme which it is difficult to assess in simple residual format.

- Abnormal costs are not inserted as cost items. Site abnormal costs have not been inserted in the viability assessment as cost items, but rather an allowance made in the viability buffer such that the maximum CIL rates are discounted from the maximum sums generated by comparing the residual land value from the benchmark land value. This methodology risks underestimating the true impact of site abnormal costs as a result of omitting related expenditure items such as finance and fees which would be incurred as a result of abnormal site expenditure.
- No testing of real-world sites. NPPG regarding Viability encourages testing of real world sites alongside typologies and at para 004 Reference ID: 10-004-20190509 states that “Plan makers will then engage with landowners, site promoters and developers and compare data from existing case study sites to help ensure assumptions of costs and values are realistic and broadly accurate”. There is no evidence of consideration of real world sites and the engagement with developers/promoters appears to have focused on house builders with no foodstore developers consulted.

Development Appraisal Assumptions

I have reviewed the development appraisal assumptions that have been applied in the Council’s viability evidence and then considered this alongside my own research and benchmarked the specifics of the Lidl planning application scheme. As a result, there are a number of assumptions that I do not agree with and believe there to be a justification for adjustments:

- Site density – the supermarket typology is based on 33% site coverage (3,000 sq m on 0.9 ha). Generally, supermarkets require a more spacious environment due to parking, servicing and circulation requirements and a range of 20-25% is more typical. Adjusting this site coverage would increase the site area required to accommodate the 3,000 sq m GIA foodstore, effectively increasing the benchmark land costs against which the CIL coverage figure is calculated (and therefore, reducing the level of CIL coverage).
- Rent – the rent assumption of £170 per sq m (referred to in Appendix 1 of the original Viability Report of 2019 but carried forward in the updated 2021 report) is not supported by any evidence and is not considered to be representative of the rental deals currently being achieved, possibly based on the rental commitments made by the big 4 operators prior to the retrenchment of the foodstore sector. Based on my research, the rental tone for new mid-sized food stores within the region range from between £130 psm and £150 psm. The table below represents foodstore based lease transactions from February 2015 within the North East Midlands/South Yorkshire and immediate surrounds sourced from Co-Star. This data illustrates a range of rents from £129 psm to £151 psm, and an average of £140 psm.

Lease date	Operator	Address	NIA sq m	Rent pa	Rent psm	Rent free (months)
Nov-15	Aldi	East Point Retail Park, Nottingham	1694	£255,248	£151	9
May-16	Aldi	Fox Valley, Sheffield	1748	£257,537	£147	23
Nov-18	Aldi	Gallagher Retail Park, Scunthorpe	1686	£245,052	£145	Not known
Jul-17	Aldi	Kingsmead, Stafford	2163	£317,954	£147	9
Apr-15	Tesco express	Beaufort Court, Burton on Trend	348	£50,000	£144	Not known
May-16	Sainsbury	Wortley Road, Sheffield	362	£52,000	£144	Not known
Apr-17	Sainsbury	St Peter's Avenue, Cleethorpes	462	£53,570	£116	Not known
Feb-15	Morrison	Market St Bolsover	348	£45,000	£129	Not known
Average			1101	£159,545	£140	14

- Build cost – build cost allowed for within the Council’s evidence is £1249 psm. BCIS figures for supermarkets ‘Generally’ (median) rebased for Bassetlaw, as at 9th October 2021, are £1513 psm. Experience of Local Plan and CIL examinations shows that BCIS median costs are generally accepted as the authoritative position on build costs in the absence of site specific QS estimates.
 - Abnormal allowances – the Gleeds cost plan produced as part of the Council’s evidence provides an allowance of £231,000 per ha for abnormal costs to cover site remediation, foundations, utilities, flood attenuation, biodiversity mitigation and access works. As the assumed foodstore site typology is a 0.9ha site, the total abnormal cost assumed is £207,900,. The following represent the abnormal costs estimated by Lidl, that are attributable to the foodstore element of their proposed scheme at Carlton Road:
 - Demolition/remediation costs £125,000, to cover minimal demo works (concrete slabs), and potential 'hot spots' of remediation identified
 - Piling / ground improvement £105,000
 - Ground stabilisation for external areas £75,000
 - Storm water attenuation drainage to Main System £55,000
 - Pumps/hydro breaks and ground source bore holes £12,000
 - Total 372,000 against 0.985 ha (£378,000 per ha)
- NB., these costs are based on February 2020 prices and in reality will be significantly above these estimates at the current date due to cost inflation.
- S106 costs. The allowance of £11 psm that is made in the Council’s viability evidence is considered to be inadequate for the scale of planning mitigation usually associated with car orientated foodstore schemes which require substantial off-site highway mitigation costs. A S278 agreement of £1.3million is proposed for off site highway works as part of the Lidl planning application, which, whilst not only

related to the foodstore element (the Lidl scheme also includes 71 homes and additional ancillary retail), is nonetheless a substantial and not untypical highway cost associated with foodstore schemes. No evidence is provided so support the £11psm figure that has been applied in the Council's viability evidence.

Summary – Proposed Adjustments

Taking into account my comments above, I recommend the following adjustments be made to the appraisal relating to the food-store retail development typology:

Assumption	Proposed adjustment	Evidence / justification
Floor area / site coverage	Reduce from 33% to 20% (resulting in site area for foodstore typology of 3,000 sq m increasing from 0.9 ha to 1.5ha)	Standard site cover for supermarket retail
Purchaser's costs on investment sale	6.8% deduction from investment value to allow for Stamp Duty 5%, Agents and legal fees and VAT (1.8%)	Established standard practice in property valuation in accordance with RICS practice standards
Purchaser's costs on land sale	Deduction from gross residual land value to allow for Stamp Duty, Agents and legal fees and VAT (1.8% + SDLT)	Established standard practice in property valuation in accordance with RICS practice standards
Rent	Reduce to £140 psm	Evidence of recent comparable foodstore lease transactions (see above)
Tenant incentives	Allowance for 12 months' rent free either as cost in appraisal or as deduction from capital value	Market norm for lease commitment for anything over 10 years. Evidence of recent foodstore lease transactions indicates range of 9 to 23 months – it is considered that 12 months represents a reasonable allowance.
Build cost	Adjust to £1513 per sq m	BCIS median costs for Supermarkets 'generally' rebased for Bassetlaw
Professional fees	10% (adjusted from 7%)	Industry standard for commercial schemes
Contingencies	5% (adjusted from 3%)	Industry standard for commercial brownfield schemes and benchmarked against neighbouring district area wide viability studies.
S106/S278 allowance	Include £433,000 costs of off-site highway works	Technical study produced by Lidl of S278 highway works as part of Lidl planning application scheme. Total cost £1.3million for highway works.

		Conservatively we have apportioned 1/3 of cost to supermarket given additional retail and 71 residential units on site (£433,000)
Abnormal site costs	Increase to £566,000	Based on site specific technical studies produced by Lidl (Great Britain) Ltd. See above. £378,000 per ha multiplied by recommended revised site area of 1.5 ha.

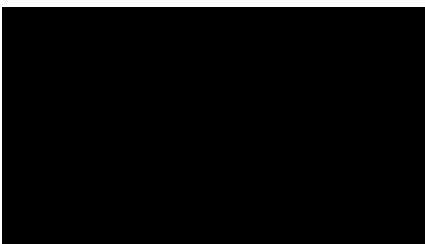
Applying the above adjustments to the foodstore appraisal produced in the Council's viability evidence will result in the scheme being indicated to be marginally viable and as such unable to support a CIL tariff, thus justifying a zero CIL rating on the foodstore property typology.

In conclusion, I consider that the Council's viability evidence relating to the foodstore retail CIL charge rate is not sound and therefore the rate proposed is not justified. The foodstore sector has experienced something of a consolidation in recent years with the big 4 operators retrenching their acquisition requirements and discounters seeking sites for smaller stores; the result being a dramatic reduction in rental and capital values. Recent experience shows that delivering new stores tends to be close to the margins of viability with viability highly dependent on site costs and site preparation / development costs.

Having examined the Council's viability evidence I believe that a number of adjustments to the viability appraisals are justified which would demonstrate a case for a zero rated CIL tariff. In view of the relaxation of pooling restrictions on S106 obligations and the reality that such foodstore schemes are susceptible to substantial site specific S106 / S278 agreements to mitigate their impact on highways, it further underlines the justification for removing such schemes from paying CIL.

I would urge the Council to review the proposed CIL charge. In accordance with the best practice recommended by NPPG on viability, I am happy to collaborate with the Council and their advisors to share relevant site-specific viability information to inform a review of the viability assumptions applied in the Council's viability evidence if it is judged that such a review is appropriate.

Yours Faithfully



Partner | Development and Strategic Advisory

CIL-REF004



[REDACTED]

From:

[REDACTED]
19 October 2021 10:13

To:

The Bassetlaw Plan

Subject:

Reg 19 Consultation Response - Laing O'Rourke

Attachments:

CIL Repls Form.pdf; BDC Reg 19 Repls LOR.pdf

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear Sir/Madam

Please find attached representations in relation to the Reg 19 Bassetlaw Plan and CIL consultations on behalf of Laing O'Rourke.

Could you please acknowledge safe receipt?

Kind regards

[REDACTED]
Director (Planning)



planning transport design environment infrastructure

www.dhaplanning.co.uk

Maidstone Office: 01622 776226 | Crawley Office: 01293 763086

DHA Planning Ltd. Registered in England. Registration No. 2683290

This message is confidential to the intended recipient. It does not constitute a legally binding document on the sender or recipient. If you have received this message in error please forward it to info@dhaplanning.co.uk. Please note that incoming and outgoing emails are liable to be monitored. WARNING Although DHA has taken reasonable precautions to ensure no viruses or other malicious software are present, DHA cannot accept responsibility for any loss or damage arising from the use of this Email or attachments however caused. The recipient should therefore check this Email and any attachments for the presence of viruses or other malicious software.



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

Yes

No

Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

Yes

No

Printed Name: 

Signature: 

Date: 19/10/2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Laing O'Rourke

Address: Explore Industrial Park, Explore Way, Steetley, Worksop

Postcode: [REDACTED]

Tel: c/o agent

Fax: c/o agent

Email: c/o agent

2. Agent Details (if applicable)

Agent: [REDACTED]

Organisation (if applicable): DHA Planning

Address: [REDACTED]

Postcode: [REDACTED]

Tel: [REDACTED]

Fax:

Email: [REDACTED]k

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Laing O'Rourke

3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

The existing £15/sqm rate (plus indexation) for Class B1b/c, B2, B8 has unquestionably hindered economic development and therefore job creation on sites such as Explore Industrial Park.

We therefore welcome and fully support the proposal to set a nil rate for traditional B-class employment development in the new charging schedule and strongly encourage adoption of the new schedule at the earliest possible opportunity.

Continue on a separate sheet if necessary

4. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

Yes

No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

Yes

No

The Charging Schedule has been approved by Bassetlaw District Council.

Yes

No

CIL-REF005





Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

Yes

No

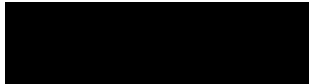
Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

Yes

No

Printed Name: 

Signature: 

Date: 20 October 2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name: [REDACTED]

Organisation (if applicable): Derek Kitson Architectural Technologist Ltd

Address: Trinity College Farm, Great North Road, Barnby Moor

Postcode: DN22 8QQ

Tel: [REDACTED]

Fax:

Email: [REDACTED]

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Derek Kitson Architectural Technologist Ltd

3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

The reduction, and in some cases removal, of CIL on some forms of development is to be welcomed although it has to be acknowledged that infrastructure provision is an important aspect of planning and development.

Along with the CIL documents, mainly for information purposes, should be the schedule of identifiable infrastructure projects that will benefit from CIL, previously known as the Regulation 123 List.

My reasonings for this are twofold. Firstly, these projects are identified by District and County Council and I am fairly certain public/community involvement in selecting these projects is nil.

Secondly, in the draft Local Plan and its preamble documents, justification is made for limiting rural development by stating that services etc and infrastructure provision is poor. Probably by directing CIL monies to the provision of rural services may well prove to be better value than some of the others on the previous list. This greater rural distribution of CIL may well help our villages survive better and become more attractive to families, particularly if part of the service provision included upgrades in public transport provision.

CIL is not dependent upon a need to spend it where it was raised, it is simply a local development tax primarily to be used in the district on identifiable infrastructure projects and these previously have been highway and school improvement provisions.

Continue on a separate sheet if necessary

4. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

Yes

No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

Yes

No

The Charging Schedule has been approved by Bassetlaw District Council.

Yes

No

From: [REDACTED]
Sent: 21 October 2021 10:45
To: The Bassetlaw Plan
Subject: HE response to CIL draft charging schedule 2021
Attachments: CIL reg-16-form-a-b - HE response.docx

External Message - Be aware that the sender of this email originates from outside of the Council. Please be cautious when opening links or attachments in email

Dear colleague

Thank you for the consultation on the draft document. Please see the attached completed form for information – essentially HE has no comments to make on the draft charging schedule.

Kind regards, Rosamund

[REDACTED]
Team Leader (Development Advice) (South)
Midlands Region

Historic England | The Foundry
82 Granville Street | Birmingham | B1 2LH

[REDACTED]

www.HistoricEngland.org.uk

Please note that due to pandemic restrictions I am working from home and can be contacted as per above.



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. We respect your privacy and the use of your information. Please read our full [privacy policy](#) for more information.



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

Yes

No


Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

Yes

No

Printed Name: 

Signature: 

Date: 21-10-2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Historic England

Address:

The Foundry, 82 Granville Street, Birmingham

Postcode:

B1 2LH

Tel:

Fax:

Email:

e-midlands@HistoricEngland.org.uk

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Historic England

3. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

Historic England has no comments to make on the draft Charging Schedule.

Continue on a separate sheet if necessary

4. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

5. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

Yes

No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

Yes

No

The Charging Schedule has been approved by Bassetlaw District Council.

Yes

No

CIL-REF007





Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Bassetlaw Community Infrastructure Levy

Draft Charging Schedule Representation Form September – October 2021

Please submit electronically if possible to thebassetlawplan@bassetlaw.gov.uk

Please use this form to provide representations on the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule. Bassetlaw District Council must receive representations by **5pm on 21st October 2021**. Only those representations received within this period have the statutory right to be considered by the examiner at the subsequent examination.

Responses can be submitted via the electronic version of the comment form which can be found on the Council's web site at: www.bassetlaw.gov.uk/BassetlawPlan Alternatively this form can be completed and returned as an e-mail attachment to thebassetlawplan@bassetlaw.gov.uk or by post to **Planning Policy, Queens Building, Potter Street, Worksop, Nottinghamshire, S80 2AH**

The Draft Charging Schedule is available to view and download from the Council's webpage: www.bassetlaw.gov.uk/bassetlawplan

Data Protection Notice:

Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The lawful basis under which the Council uses personal data for this purpose is consent.

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan and the review of the CIL Charging Schedule, including with an Independent Examiner. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

<https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notices/planning-policy-privacy-notice/>

Due to the Data Protection Act 2018, Bassetlaw District Council now needs your consent to hold your personal data for use within the Local Plan. If you would like the Council to keep you informed about the Bassetlaw Local Plan, we need to hold your data on file. Please tick the box below to confirm if you would like to 'opt in' to receive information about the Bassetlaw Local Plan and its supporting evidence base, including CIL updates. Note that choosing to 'opt in' will mean that the Council will hold your information for 2 years from the 'opt in' date. At this

time we will contact you to review if you wish to 'opt in' again. You can opt-out at any time by emailing thebassetlawplan@bassetlaw.gov.uk or by calling 01909 533495.

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at <https://www.bassetlaw.gov.uk/about-us/data-protection/departmental-privacy-notice/planning-policy-privacy-notice/>

Please tick/ delete as appropriate:

Please confirm you have read and understood the terms and conditions relating to GDPR.

Yes Y

No

Please tick/ delete as appropriate to confirm your consent for Bassetlaw District Council to publish and share your name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

I confirm my consent for Bassetlaw District Council to share my name/ organisation and comments regarding the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule and proposed submission documents, including with an Independent Examiner.

Yes Y

No

Please tick/ delete as appropriate below if you wish to 'opt in' and receive updates and information about the Bassetlaw Local Plan and the proposed submission documents, including CIL updates.

I would like to opt in to receive information about the Bassetlaw Local Plan and the proposed submission documents including the Bassetlaw Community Infrastructure Levy: Draft Charging Schedule.

Yes Y

No

Printed Name:

[Redacted]

Signature:

[Redacted]

Date:

21 October 2021

This form has two parts:

Part A - Personal details – need only to complete once.

Part B - Your representation(s) - Please fill in a separate sheet for each representation you wish to make.

Part A- Personal Details

1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

Nottinghamshire CC

Address:

County Hall, West Bridgford

Postcode:

NG2 7QP

Tel:

0300 500 80 80

Fax:

Email:

[REDACTED]

2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

Part B - Your representation

Please use a separate sheet for each representation and return along with a single completed Part A.

Name or Organisation: Nottinghamshire County Council

1. What are your comments about the Bassetlaw Community Infrastructure Levy Draft Charging Schedule?

The County Council notes that it is BDC's intention to apply a zero CIL charge to Local Plan allocations of 50 dwellings and above owing to matters of viability on larger sites.

This will have a serious impact on the level of CIL which can be accrued over the plan period of the Local Plan.

The estimated funding gap is £89 million.

Paragraph 4.1 of the Draft Charging Schedule confirms that 3639 units will be delivered through Local Plan allocations to 2037 (consistent with figure 8 of the Local Plan) and 4.2 then calculates some £18 million of CIL funding to be accrued over the Plan Period from the LP housing trajectory

This calculation does not appear to have deducted the effect of zero Levy on the largest sites which the charging schedule proposes.

The largest sites involving developments of 50 or more (as listed in Table 24 Bassetlaw LP Transport Study update) will deliver some 2996 units.

This will only leave 643 allocated dwellings eligible for CIL resulting in only £1.1m to be generated by CIL from Local Plan sites (based on BDC's own assumptions about average floorspace per dwelling). Obviously, there will be other windfall developments which will add to this amount, but this calculation does not deduct affordable dwellings which are similarly exempt, nor is the element passed to local communities deducted.

The County Council is very concerned since the Bassetlaw Transport Study (BTS) (para 1.5.6) explicitly recommends that CIL contributions are sought from future development within the District towards the strategic improvements that have been identified. These improvements are set out in the Transport Study and include Cycling and Walking, Public Transport and Highway Infrastructure (the latter listed in Appendix G.)

Table 28 of the BTS identifies the key junctions where improvements are needed. This Appendix and Table identifies the concentration of improvements on and around the A57 and its junctions which are needed during the Plan period. Whilst the County Council is supportive of this corridor as a project for highway and transport improvements over the Plan period and has identified it in the emerging Nottinghamshire Strategic Infrastructure Plan, there are at present no sources of funding to contribute to the improvements which are necessary to help mitigate the impact of Local Plan allocations.

Continue on a separate sheet if necessary

Continued

The largest allocations have been judged to be unable to afford CIL as well as the level of site-specific infrastructure requirements identified in the IDP . The IDP does not reference the strategic highway improvements identified in the Bassetlaw Transport Study but does reference contributions to secondary education (which are currently CIL funded). There is thus no mechanism to enable developer contributions from the largest allocations towards strategic highway improvements (which make the greatest impact on the highway network)

Notwithstanding the stated preference of the highway authority to obtain highway improvements by S278/38, this mechanism is mainly connected with highway improvements closely linked to development sites. The County Council wishes to see a mechanism established to enable proportionate developer contributions from the largest allocations in the Worksop area towards strategic highway improvements focussing on the priority interventions along the A57 corridor as set out in the Bassetlaw Transport Study.

As it stands therefore the County Council objects to the current proposals for CIL, since the proposal reduces considerably the level of CIL available to implement strategic highway improvements.

The County Council therefore offers to work with Bassetlaw District Council to develop an agreed mechanism (similar to that established for the A52 corridor in Rushcliffe) under which appropriate larger sites make a proportionate and justified contribution towards the A57 Corridor /junction improvements and other strategic transport improvements as set out in the BTS. These would be pooled, potentially through S106 mechanisms and the County Council and Bassetlaw also jointly seek to secure other sources of funding during the Plan period to enable the delivery of these improvements . This will help fulfil the recommendations of the Bassetlaw Transport Study if a zero CIL rate is in fact agreed.

This approach will help resolve this objection.

2. Do you want to participate in the Hearing into the CIL (please tick/ delete as appropriate)

Yes, I wish to participate in hearing session(s)

Yes

No, I do not wish to participate in hearing session(s)

No

3. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be notified by the Council that: (please tick/ delete as appropriate)

The Draft Charging Schedule has been submitted to the Examiner.

Yes

No

The recommendations of the Examiner (and the reasons for those recommendations) have been published.

Yes

No

The Charging Schedule has been approved by Bassetlaw District Council.

Yes

No

CIL-REF008





The Coal
Authority

Bassetlaw Local Plan 2020-2037 - Publication Version and the Bassetlaw Community Infrastructure Levy (CIL) - Draft Charging Schedule Consultation

Contact Details

Planning and Development Team
The Coal Authority
200 Lichfield Lane
Berry Hill
MANSFIELD
Nottinghamshire
NG18 4RG

Planning Email: planningconsultation@coal.gov.uk
Planning Enquiries: 01623 637 119

Date

7 October 2021

Dear Sir/Madam

Bassetlaw Local Plan 2020-2037 - Publication Version and the Bassetlaw Community Infrastructure Levy (CIL) - Draft Charging Schedule Consultation

Thank you for your notification received on the 2 September 2021 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

It is noted that this current consultation relates to a draft CIL Charging Schedule, I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully

[Redacted signature]

Development Team Leader (Planning)