



Ms Hayley Anderson
Planning Obligations Coordinator
CIL MODIFICATIONS
Birmingham City Council
1 Lancaster Circus
Queensway
Birmingham B4 7DJ

Date: 4 March 2015
Our Ref: EB/CB M5/0505-11
Your Ref:

By email only:
hayley.anderson@birmingham.gov.uk

Dear Ms Anderson

RE: MODIFICATION TO THE COMMUNITY INFRASTRUCTURE Levy DRAFT CHARGING SCHEDULE

We represent the West Midlands HARP Planning Consortium which includes all the leading Registered Social Landlords (RSLs) across the West Midlands. Our client appropriate response.

We are, however, disappointed to note that our comments regarding extra care schemes in the C3 Use Class have still not been acted on. We made detailed comments in our representation on the draft Charging Schedule (EB/CB M5/0505-10) which still stand.

We note that GVA have now provided commentary on such schemes (undated letter at CIL S14). The testing is scant and insufficient to support their proposition that CIL Charges on extra care developments that fall within the C3 Use Class are viable. The basis that CIL must be viable because other operators purchase land at market or above-market value is apparently based on anecdotal evidence which is not sufficient. As the modifications do not alter the proposal to only exempt extra care development in the C2 Use Class, we continue to object to the Charging Schedule.

Yours sincerely

Housing Department

