



To: Sent via e-mail.

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Our Ref: 2024/07/WO-CILDACS/AD

Your Ref:

Date: 19 September 2024

Dear Sir/Madam,

West Oxfordshire Community Infrastructure Levy (CIL) Draft Charging Schedule

Thank you for consulting Gloucestershire County Council (GCC) on this matter.

Officers have reviewed the application and point to implications of proposed CIL rates on infrastructure.

Detailed comments are shared below.

Yours faithfully,

Amartya Deb
Senior Planning Officer (Infrastructure)
Gloucestershire County Council

DETAILED OFFICER COMMENTS

Archaeology

GCC officers have no further comments to make.

Climate Change

GCC officers have no further comments to make.

Flood Risk Management

GCC officers have no further comments to make.

Minerals and Waste Planning

GCC officers have no further comments to make.

Strategic Planning

The adoption of £25/sqm nominal rate for flatted development compared to other residential developments that range between £125-£225/sqm is a noticeable difference.

Currently, Cotswold District Council in Gloucestershire charges £95.85/sqm for CIL, for most residential developments (excluding some strategic sites). In comparison, the proposed CIL rates of WODC pose a slight concern of cross-boundary influence they may have on the “policy landscape” at a time when local governments are already struggling with resources.

High-density living means more pressures on existing infrastructures of social care, healthcare, education, transportation, etc. For development to be sustainable, such developments should be able to support the increase in demand rising from the greater density development.

It is unclear if the proposed CIL rates for flatted development link to specific areas, a specific category within flatted developments, or if they are district wide. However, at the onset, lowering the CIL rates for apartments, appears to be counter-intuitive against the increase in density; unless of course, there is evidence that infrastructure pressures can be mitigated through funding from other sources.

Transport Planning

GCC officers have no further comments to make.