

# Shepway District Council – Community Infrastructure Levy Examination

via the Programme Officer  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent CT20 2QY

22 December 2015

PD004-2-3

Mr Steven Arnett  
Community Infrastructure Levy Officer  
Shepway District Council  
Civic Centre  
Castle Hill Avenue  
Folkestone  
Kent CT20 2QY

Dear Mr Arnett

## **Shepway Community Infrastructure Levy Examination: Requirements under the Community Infrastructure Levy Regulations (2010) as Amended**

I refer to your letter of 10 December 2015 [ED04-1 & enclosures 1 – 7]. In that letter you responded to my letter of 12 October 2015 [PD004-2-1], in which I had raised questions about the submitted maps and their compliance with regulation 12 of the Community Infrastructure Levy Regulations (2010) (as amended) (the CIL Regulations).

I have now reviewed the proposed replacement maps that you submitted with your letter of 10 December 2015 (the proposed replacement maps).

I agree that regulation 12(2) (c) (ii), (iii) & (iv) are met by the proposed replacement maps.

I have a remaining concern which I have raised in telephone conversations with the Programme Officer that regulation 12(2) (c) (i) is still not met by the proposed replacement maps in some specific locations which I identify in the Annex to this letter.

The regulation requires the maps to identify '*the location and boundaries of the zones*'. In general terms and over most of the areas shown on the proposed replacement maps this requirement is met. In the locations described in the Annex to this letter however, the boundary line notation is too wide. When the map is reproduced at its intended size, the identification of some parcels of land as being in one zone or an adjacent zone would still be open to dispute because they would be obscured by the boundary notation.

Having discussed this issue with the Programme Officer, it appears that it can be resolved by a simple graphic change to reduce the thickness of the boundary line notation used on the proposed replacement maps, without making any changes to the positions of the boundary lines. I consider that this change would address any remaining reasonable doubt over compliance with regulation 12(2) (c) (i) in the areas

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identified in the Annex to this letter but would not constitute a modification to the submitted maps.

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I understand from the Programme Officer that you are in a position to supply me with a set of further revised maps with minor graphic revisions to address this issue and propose that this is done by close of business on 24 December 2015.

If you have any concerns about the technical specification or the timing for this work, please refer these to the Programme Officer who will seek my advice should this be required.

Yours sincerely

**Rynd Smith**

CIL Examiner

**Community Infrastructure Levy Regulations (2010) (as amended)  
(the CIL Regulations): regulation 12(2) (c) (i)**

**Map Boundaries: Locations of Concern on Proposed Replacement Maps**  
submitted on 10 December 2015 [ED04-1, enclosures 1 – 7]

**Appendix 1: Zone A (Lydd)**

Boundary	The zone A – B boundary in Greatstone
Location	From the shoreline in the east to a point to the west on Dunes Road, opposite the entrance to Alfred Road
Issue	The width of the boundary notation extends to cover multiple properties / plots, making the boundary location uncertain.

**Appendix 1: Zone B1 (Romney Marsh)**

Boundary	The zone B – A boundary in Greatstone
Location	From the shoreline in the east to a point to the west on Dunes Road, opposite the entrance to Alfred Road
Issue	The width of the boundary notation extends to cover multiple properties / plots, making the boundary location uncertain.

**Appendix 1: Zone B2 (Hawkinge)**

No concerns.

**Appendix 1: Zone C (Hythe)**

No concerns.

**Appendix 1: Zone D (North Downs)**

Boundary	The zone D – Folkestone inset boundary adjacent to the Channel Tunnel terminal
Location	Vehicle Departure Road
Issue	The width of the boundary notation makes its location within the departure terminal customs and immigration complex difficult to determine and uncertain.
Boundary	The zone D – C boundary adjacent to M20 J11 and J11 services
Location	From the intersection between the M20 and the A20 in the east to Westenhanger Station and Stone Street in the west, between the M20 and the railway line.
Issue	The width of the boundary notation makes its location within and adjacent to the motorway service facility and adjacent land difficult to determine and uncertain.

**Appendix 2: Folkestone Town Inset Map**

Boundary	The inset zone A – zone D boundary adjacent to the Channel Tunnel terminal
Location	Vehicle Departure Road
Issue	The width of the boundary notation makes its location within the departure terminal customs and immigration complex difficult to determine and uncertain.
Boundary	The inset zone A – inset zone B boundary at the Leas
Location	Junction of the Leas, West Terrace and Albion Villas
Issue	The width of the boundary notation makes its location in relation to the junction and adjacent open space difficult to determine and uncertain.

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**Appendix 3: Folkestone Town Centre Retail and Commercial Area**

No concerns.

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