

To: Planning Policy Vale
Subject: RE: Your comments are invited on the Community Infrastructure Levy and Developer Contributions consultations

From: [REDACTED]
Sent: 12 January 2021 14:02
To: Planning Policy Vale <planning.policy@whitehorsedc.gov.uk>
Subject: Fwd: Your comments are invited on the Community Infrastructure Levy and Developer Contributions consultations

Dear Sir/Madam,

I wish to comment on the above consultations. Because the documents provided are so extensive and bureaucratic I will confine myself to general comments.

The fundamental problem is that the current planning system is totally unfit for purpose. The justification for house building target numbers has never been disclosed and in most cases is contrary to the wishes of local residents. The standard of design of developments is poor and in most cases the already unsatisfactory levels of facilities promised never appear. The standards of construction are low leading to unsustainable development, in particular inadequate levels of insulation. Worse, some of this development is being allowed on Green Belt land.

The system is totally biased in favour of developers who make large guaranteed profits, are allowed to wriggle out of requirements contained in the initial planning permission, get fundamental changes to that permission agreed retrospectively and construct poor quality unsustainable properties, yet can walk away without any ongoing commitment to the community at whatsoever. Nearly every property constructed is a 4/5 bedroom detached house. Why is this when the requirement is for a greater variation?

The Council have a duty to local residents to monitor and control local sustainable growth, but in doing so provide facilities residents require and maintain the quality of life. In this they are currently failing totally. They appear to have no control over the activities of developers or the planning process. If this is because of external pressure (e.g. from Government) they need to lobby loudly for change. If none is forthcoming they should resign.

The current situation is leading to the construction of badly situated dormitory 21st century sink estates without facilities or public transport. Some of this relates to Green Belt land and all of it to a significant decline in the quality of life in the local area.

Regards,
John Attree