

[REDACTED]

From: Planning Policy Vale
Sent: 08 February 2021 09:19
To: [REDACTED]
Subject: FW: Developer Contributions Supplementary Planning Document (SPD)

Hi [REDACTED]

I hope you had a nice weekend,
Please see the below reply from Mr Gore. Are you okay to add the 'NOs' to the questions listed below to his consultation response? And am I okay to send Mr Gore a link to the CIL consultation?

Thank you,

Kind Regards,

[REDACTED]
[REDACTED]
South Oxfordshire and Vale of White Horse District Council

Telephone: [REDACTED]
[REDACTED]

Visit us at: www.southoxon.gov.uk and www.whitehorsedc.gov.uk

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Important Information

Due to the Coronavirus outbreak our offices continue to be closed, therefore we are all working remotely. Due to the current circumstances our responses will take longer. Your patience is appreciated. For further information please see our website for updates: www.southoxon.gov.uk or www.whitehorsedc.gov.uk

From: Peter Gore [REDACTED]
Sent: 06 February 2021 09:48
To: Planning Policy Vale <planning.policy@whitehorsedc.gov.uk>
Subject: Re: Developer Contributions Supplementary Planning Document (SPD)

Dear Planning Policy team

Thank you for your reply

I am happy to take your advice regarding the most relevant consultation for my comment and, should that be ref CIL consultation, please transfer it. I would reply 'NO' to all the questions appended to your mail.

In general CIL feels like a 'developers bribe' to enable them to build what they want rather than what is needed, so I'm not sure that is, in general, an appropriate mechanism to address the issue of inappropriate development but I will add those comments to the CIL consultation myself if I can find it - could you send a link?

Best regards

I

Peter

----- Original Message -----

From: "Planning Policy Vale" <planning.policy@whitehorsedc.gov.uk>

To: [REDACTED]

Sent: 05/02/2021 14:48:07

Subject: Developer Contributions Supplementary Planning Document (SPD)

Dear Mr Gore,

Many thanks for submitting comments on our draft Developer Contributions Supplementary Planning Document (SPD).

We have reviewed your comments and wonder whether they perhaps relate more closely to our draft Community Infrastructure Levy (CIL) Charging Schedule than the SPD, as you mention how our **proposed calculation** fails to take into account the variation in property values across the District, thereby incentivising development in high value/Green Belt areas.

It is absolutely fine if you would like your comments to remain attributed to the draft SPD, but we can easily transfer them across so that they are recorded as comments on our draft CIL Charging Schedule instead.

If we do so, we just need to draw your attention to some additional questions that we have asked all respondents to the CIL consultation. We have included these below (in blue text) and would be grateful if you could let us know if you would like to answer 'yes' to any of the options listed under questions 4 and 5. [If however you don't wish to transfer your comments over to the CIL consultation, you do not need to do anything further.]

Participation at the Independent Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule

Question 4 - In accordance with Regulation 21 of the Community Infrastructure Levy Regulations 2010, please indicate whether you wish to be heard by the independent Examiner at the Examination of the Council's Draft Charging Schedule.

☐ Yes, I wish to be heard by the independent Examiner at the Examination

Further Notification on Progress with the Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule

Question 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
- ☐ The recommendations of the Examiner (and the reasons for those recommendations) have been published
- ☐ The Charging Schedule has been approved by the Vale of White Horse District Council

Thank you again for taking the time to submit a response to our public consultations and we look forward to hearing from you.

Kind regards,

The Planning Policy Team
Vale of White Horse District Council

Email: planning.policy@whitehorsedc.gov.uk

Visit us at: www.whitehorsedc.gov.uk

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Thank you for your understanding.

Completing the Comments Form

This form has two parts: Part A – Personal details and Part B - Your comments

Part A – Personal details

1. Are you responding as: (please tick one box)

☒ An individual

☐ A business or organisation

☐ An agent

2. Your name, postal address and email (where applicable) are required for your comments to be considered.

	Personal Details	Agent Details (if applicable)
Title	<input type="text" value="Mr"/>	<input type="text"/>
Full Name	<input type="text" value="Peter Gore"/>	<input type="text"/>
Organisation (if relevant)	<input type="text"/>	<input type="text"/>
Job Title (if relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<div></div>	<input type="text"/>
Address Line 2		<input type="text"/>
Address Line 3		<input type="text"/>
Postal Town		<input type="text"/>
Postcode		<input type="text"/>
Telephone Number		<input type="text"/>
Email Address		<input type="text"/>

Part B – Your comments

Comments on the Draft Developer Contributions Supplementary Planning Document (SPD)

If you wish to comment on more than one part of the document, please complete a separate form for each response.	
Page/Section/Paragraph Number (please specify where relevant)	8
DEV reference number (if applicable)	

3.YOUR COMMENTS (If you would like to see the document amended in any way, it would be helpful if you could explain what changes you are seeking):
<p>The proposed calculation fails to take into account the variation of property value £/m² thereby incentivising development in high value/Green belt areas rather than more sustainable regions ie a developer would pay the same CIL/S106 whether the property is in Shrivenham or Tubney!</p> <p>All developers will have business plans that define the mix and sales price of each property in the development. Using the anticipated sale price (or maybe using the Council Tax band) would ensure developers are incentivised to build in areas where profit margins are currently limited by CIL/S106.</p> <p>The higher contribution from high value/high profit developments can therefore incentivise truly affordable housing elsewhere..</p>

You may also submit any supporting documents alongside your comments – please attach to this comment form.

Further Notification on Progress with the Developer Contributions Supplementary Planning Document (SPD)

4. In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012, please indicate (by ticking the box below) whether you wish to be notified by the Council that:

☐ The Developer Contributions Supplementary Planning Document has been adopted

THANK YOU FOR YOUR RESPONSE.

How to submit your comments:

Please return this form to us, either by:

- email to planningpolicy@whitehorsedc.gov.uk (with Vale SPD Consultation in the subject line); or
- by post to 'Freepost SOUTH AND VALE CONSULTATIONS' (no other address information or stamp is needed).