

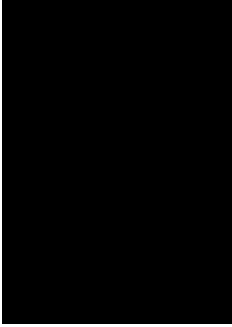
Community Infrastructure Levy (CIL) Draft Charging Schedule: public consultation

Part A: personal / organisation details

Q1. Are you completing this form as:

an agent

Q2. Please use the form below to provide your name and address and contact details.

| | |
|--|--|
| Title | Mr |
| Full Name | Jim Rawlings |
| Organisation (if relevant) | Roebuck Land & Planning |
| Organisation representing (if relevant) | - |
| Job title (if relevant) | - |
| Address line 1 |  |
| Address line 2 | |
| Address line 3 | |
| Postal town | |
| Postcode | |
| Telephone number | |
| Email address | |

Part B: your comments

You can provide your comments on the Community Infrastructure Levy (CIL) Draft Charging Schedule and its associated Evidence Documents in this section. The documents you can comment on are listed below and all are available to download and view on our website: Draft CIL Charging Schedule, January 2021 CIL Viability Assessment, April 2019 CIL Viability Assessment Addendum, August 2020 CIL Viability Assessment Executive Summary, October 2020 Infrastructure Funding Gap Statement, January 2021 If you wish to provide comments on more than one page or paragraph, or more than one document, you will be given the option once you have completed this section. Please select the document you wish to comment on using the drop-down menu below:

CIL Viability Assessment Executive Summary, October 2020

Q3. Which page or paragraph number are you commenting on?

29

Q4. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

In our opinion, the Baseline Land Values (BLV) set out in table 8.1 are unrealistically low and are not an accurate reflection of current market conditions. It is critical that a realistic assumption is taken of BLV as this is taken as the price at which a landowner will be willing to sell their land for development. We feel that setting this value at too low a level gives an unrealistic view of the amount of CIL that could be charged whilst maintaining a positive viability. The obvious effect of setting CIL levels too high is that the Residual Land Value will be far below BLV and landowners will not be inclined to sell their land. The statement is made that CIL levels could be raised to £570 psm without prejudicing viability. This is simply not correct. We consider that as unrealistic assumptions have been made on BLV the viability of the proposed CIL increases have not been properly assessed.

Q5. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q6. Would you like to make further comments on any of the consultation documents?

Yes, I'd like to make another comment

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Infrastructure Funding Gap Statement, January 2021

Q7. Which page or paragraph number are you commenting on?

Page 6

Q8. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

Table 2 identifies a funding gap of £284,015,000 which is, in part, used as justification for increasing CIL levels in the District. However, we can find no explanation as to how the cost for the Strategic Highways

Q8. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

Infrastructure has been devised (£487,173,000). It is important that the elements of infrastructure which contribute to this sum are fully detailed to ensure that S106 monies are not directed toward schemes which are already fully funded. This would amount to double counting and would not be lawful.

Q9. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q10. Would you like to make further comments on any of the consultation documents?

No, I'm ready to submit my comments now and finish the survey

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No Response

Q11. Which page or paragraph number are you commenting on?

No Response

Q12. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q13. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q14. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q15. Which page or paragraph number are you commenting on?

No Response

Q16. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q17. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q18. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q19. Which page or paragraph number are you commenting on?

No Response

Q20. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q21. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q22. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q23. Which page or paragraph number are you commenting on?

No Response

Q24. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q25. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q26. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q27. Which page or paragraph number are you commenting on?

No Response

Q28. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q29. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q30. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q31. Which page or paragraph number are you commenting on?

No Response

Q32. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q33. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q34. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q35. Which page or paragraph number are you commenting on?

No Response

Q36. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q37. Please upload any supporting documents below:

No Response

Comment again, or finish?

Q38. Would you like to make further comments on any of the consultation documents?

No Response

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No Response

Q39. Which page or paragraph number are you commenting on?

No Response

Q40. Please provide your comments in the box below. You will also be able to upload any supporting documents using the button below.

No Response

Q41. Please upload any supporting documents below:

No Response

Participation at the independent examination

Q42. Participation at the Independent Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule In accordance with Regulation 21 of the Community Infrastructure Levy Regulations 2010, please indicate (by ticking the box below) whether you wish to be heard by the independent Examiner at the Examination of the Council's Draft Charging Schedule.

No Response

Further notification on progress

Q43. Further Notification on Progress with the Examination of the Community Infrastructure Levy (CIL) Draft Charging Schedule. In accordance with Regulation 16 of the Community Infrastructure Levy Regulations 2010, please indicate (by ticking the relevant box below) 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 Vale of White Horse District Council