

Comment

Consultee	Mr Clive Manvell (829424)
Email Address	
Address	Tamarisk Main Street Wantage OX12 0JE
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Comment by	Mr Clive Manvell
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If you would like to be added to the Community Infrastructure Levy mailing list to receive updates on the progress on the CIL, please tick the box (please ensure your details have been entered above).

Q1 Do you feel that the proposed rates are suitably informed by viability evidence provided in the emerging Local Plan and Community Infrastructure Levy Viability Study (October 2014) produced by HDH Planning & Development? Yes

Q2 Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view. Yes

To ensure that we continue to encourage development across the district we need to strike a balance between collecting revenue to fund infrastructure and ensuring that the rates are not set so high that they prevent development happening.

Q3 Do you think the rates proposed strike an appropriate balance between helping to fund infrastructure through CIL and the potential effects of imposing CIL on the Yes

viability of development needed to deliver the aspirations of the emerging Local Plan Part One?

The council has published a list of infrastructure projects or types of infrastructure (known as the Regulation 123 list) that it intends to fund wholly or partly by CIL. This is not a spending priority list, it has been prepared to show the projects and types of infrastructure which maybe funded through CIL.

Q4 Do you agree that the draft Regulation 123 list consists of relevant infrastructure projects/types and do you agree with the council's approach? Yes

The Government's CIL guidance allows authorities to establish an instalments policy to manage CIL payments, in order for applicants to make timely payments towards the infrastructure. These can vary in terms of timescales, according to the scale of the overall payment to be made, and help to ensure that CIL funds are paid at regular intervals through the build out process of sites. The approach also assists with providing sufficient flexibility to developers, to enable development to come forward, while still providing a steady stream of infrastructure funding.

Q5 A draft Instalment Policy has been prepared, do you agree with the triggers and stages for payment as outlined with the draft instalment policy. No

If no, please tell us your reasons for this, and what would be an alternative approach that you would support and why?

It seems to take too long for any of the infrastructure funding to be provided by the developers - it really needs to be money up front and infrastructure done first especially amenities.

Q6 Do you have any other comments on the preliminary draft charging schedule or supporting evidence?

It seems to take too long for any of the infrastructure funding to be provided by the developers - it really needs to be money up front and infrastructure done first especially amenities. Just look at Didcot Great Western Park development - nothing provided yet, even though there are 2000+ homes already.