

Comment

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Comment by	Mrs Philippa 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).

If no, please tell us your reasons for this. Please bear in mind that your reasons should be clearly justified by supporting evidence.

I agree the approach is a very useful one, intended to raise funds so that new developments can be supported by appropriate infrastructure. I am not sufficiently knowledgeable about the finance side of things to comment on the actual levy. However I have major concerns that the monies are collected in a timely fashion and that infrastructure improvements will be implemented at appropriate times which may be before (eg sewage/ waste water capabilities), during (eg amenities, local facilities, transport connects) or after (eg transport) the actual building of the new development.

Naturally consideration has to be given to the financial position of the developers but there are all too many examples of builders completing housing developments and taking their profits, without the relevant infrastructure being put in. The Great Western Park at Didcot is one such example. The CIL scheme does not seem to have any measures to ensure funding will be made available when required.

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

The instalment policy will not ensure that monies are available for the essential infrastructure being put in place PRIOR TO the new building. If building is carried out fairly quickly money for infrastructure would not be available for several years AFTER the completion of the development thus exacerbating the existing problems with transport, sewage, flood risk, amenities etc.

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

The charging mechanism does not preclude developers defaulting on payments and the council incurring legal cost to pursue the monies. Why not require the developer to provide a returnable deposit and/or some financial guarantee at the stage the application is submitted rather than wait until the application has been approved and then a staged payment timeframe.