

Planning Policy

From: Stuart Tizzard <stuart@thetizzards.com>
Sent: 09 April 2015 12:26
To: Planning Policy
Subject: CILS

Dear Sirs , with regard to determining the new level of CILS , when considering the matter, I would respectfully ask you to consider the overall impact on the economy and not just the amount or revenue. Naturally the Local Authority are keen to raise as much money for local use on affordable housing, which is to be applauded, however, as has been demonstrated in other areas, if the level of taxation is too high, this will have the effect of rendering infill schemes unviable.

This, in turn, will mean that such schemes will not be taken up by, mainly local developers and will result in a reduced level of monies collected by the local authority.

Not only will this mean lower levels of taxation, but sites and projects which would provide valuable housing needed to meet local needs, but, without such enterprise, the knock-on effect on the local economy must be taken into account.

A previous study showed that, in Dorset, that a third of employment was property related, and we must bear this in mind when looking at ensuring the viability of development projects.

Local employment includes

Ground Workers

Brick Layers

Carpenters

Labourers

Electricians

Plasterers

Plumbers

Building material suppliers

Kitchen suppliers and fitters

Bathroom suppliers

Tilers

Painter and decorators

Landscapers

Planners

Plant Hire Companies

Jobbing Builders

Architects

Structural engineers

Surveyors

Estate Agencies

Lawyers

Carpet Suppliers

Carpet fitters

Curtain Suppliers

Furniture suppliers and shops

Etc Etc

All of these people rely on local development projects and, in turn, spend their money locally, so the impact should the CILS be too high as to render projects unviable, is huge.

New housing produces new community charges.

I am a local developer and out of total building costs, over 50% goes on wages.

I therefore ask that ,when assessing CILS, all the above is taken in to account. In my opinion CILS should be set at circa £7 per square foot for residential development.

If you would like to consult me further then please let me know Regards Stuart Tizzard 130a
Stanpit Christchurch
BH23 3NE
01202 488817