

HTT/krt

4th April 2011

Mr D Wallace
Shropshire Council
Shirehall
Abbey Foregate
SHREWSBURY
SY2 6ND

Dear Sir

**DRAFT DEVELOPER CONTRIBUTIONS SPD AND
CIL CHARGING SCHEDULE**

Please see my comments below: ~

DEVELOPER CONTRIBUTIONS SPD

- 1.10 My understanding from Developer Panel discussions is that certain elements of on-site infrastructure can be set against CIL requirements. I am not sure this is clearly set out in the draft SPD or the extent to which it is applicable is defined.
- 2.12 This should be subject to a maximum - £2000?
- Figure 1 [3rd box] An undertaking from applicant rather than solicitor should suffice and this should only apply if application is successful.
- 3.3 No list is appended to the CIL Levy Charging Schedule. Is the intention to provide a list?
- 3.4 Developer Panel discussions suggested that commuted sums for maintenance of, for instance, public open space could be offset against CIL contributions.

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DRAFT CHARGING SCHEDULE

Table 1 I feel that employment, commercial and retail uses should be subject to a similar regime to residential – ie a fixed rate per unit which can be negotiated in exceptional circumstances.

DRAFT CHARGING SCHEDULE – ACCOMPANYING NOTES

Liability for Levy It is unfair that the trigger date for the charging of the Levy is based on the date on which an application is approved. This is beyond the control of the developer or applicant and makes negotiations with landowners difficult to conclude. The trigger date should be the adoption of the SPD which should be advised in advance.

I welcome the Council's intention to set an instalment policy.

Yours sincerely

Howard Thorne