

1. Do you feel that the proposed rates are suitably informed by the viability evidence provided in the Local Plan and Community Infrastructure Levy Viability Study (August 2013) and Viability Study Post Consultation Update (November 2013) produced by HDH Planning & Development?

YES NO

WITH REGARD TO "EXTRA CARE" HOUSING THE RATES SHOULD BE OMITTED IF THEY FIT A CERTAIN CRITERIA.
THAT CRITERIA WOULD INCLUDE DEVELOPMENT WITH "ONSITE CARE PROVIDED" NOT THROUGH CONTRACTED OR AUXILIARY CARE AGENCIES BUT EMPLOYED BY THE DEVELOPMENT, FOR THE EXCLUSIVE USE OF THE HOUSING DEVELOPMENT.

2. Do you believe the evidence on viability is correct?

YES NO

If not, please set out alternative evidence to support your view.

WITH REFERENCE TO PAGES 43 + 44 OF THE ABOVE MENTIONED DOCUMENT AND WITH CONSIDERATION TO TABLE 5.1.
I BELIEVE THAT THE RESEARCH CARRIED OUT INTO THE AVERAGE PRICE OF PROPERTY OF THAT SIZE IS CORRECT BUT THE PRICE GIVEN FOR THE PURCHASE OF "EXTRA CARE" HOUSING IS TOO HIGH, AND WOULD BRING THE VIABILITY OF SUCH A PROJECT INTO DOUBT.

3. 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 viability of development needed to deliver the aspirations of the Local Development Plan?

YES NO

I AM A DIRECTOR OF A CARE HOME THAT IS CURRENTLY BUILDING 8x 2BED BUNGALOWS (EXTRA CARE) WITHIN THE GROUNDS OF OUR CARE HOME. THE HOMES WILL BE MARKETED FOR SALE FROM £200,000.00 LEASE HOD. THIS PRICING ALLOWS THE AVERAGE HOME HOLDER IN OUR AREA (ACCORDING TO THE STUDY'S FINDINGS) OVER 55 YEARS TO SELL THEIR CURRENT HOME AND RELEASE SOME EQUITY FROM IT. THEN PURCHASE ONE OF OUR NEW HOMES WHILST RETAINING SAVINGS AND MONEY FROM THEIR PREVIOUS HOME. THIS WILL ENABLE THEM TO DOWN SIZE AND RELEASE MONEY TO LIVE ON AND WHEN/IF REQUIRED PURCHASE A TRUCK MADE CARE PACKAGE FROM OUR ^{ON SITE} CARE HOME.
P.T.O.

IF WE WERE TO MARKET OUR HOMES AT £275,000.00 ~~WATED~~
(WHICH IS THE SUGGESTED PRICE OF THE STUDY) THE AVERAGE HOUSE HOLDER
WOULD NOT BE DOLE / STRUGGLE TO PURCHASE ONE. AS IT WOULD BE
£55,000.00 APPROX HIGHER THAN THEIR CURRENT HOUSE.

IT IS ALSO WORTH NOTING THAT IF THIS CURRENT PROPOSED CIL CHARGE
WAS ADDED TO THE AFOREMENTIONED DEVELOPMENT IT WOULD BE AROUND
£85,000.00.

~~WE ARE PRESENT~~

YES NO

YES NO

YES NO

YES NO

4. Do you think the Council should introduce an instalments policy?

YES

NO

5. Do you think the Council should include discretionary relief from CIL for charitable investment or 'exceptional circumstances' as outlined in section 2.5 of the CIL Preliminary Draft Charging Schedule consultation document?

YES

NO

5. Do you have any other comments on the preliminary draft schedule or supporting evidence?

YES

NO

As MENTIONED TO MR TIM PATION, I AM MORE THAN WILLING TO MEET WITH YOU AND FURTHER THIS DISCUSSION.

Yours faithfully

S.P.A.

MR SIMON P. PATION.