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From: Andrew Marston [REDACTED]
Sent: 11 November 2015 11:38
To: Policy & Spatial Planning, PSP <policyandspatialplanning@solihull.gov.uk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: Community Infrastructure Levy (CIL) Draft Charging Schedule ? Statement of Modifications Consultation

Dear Sirs

I am writing on behalf of The Knowle Society in respect of the above and its current consultation process.

After due examination of the proposal which as far as I can determine is, in effect, to exempt the Blythe Valley Park development area from payment of CIL and take the site out of the Rural Area.

The site owners, if this amendment is accepted, would therefore avoid the payment of £150/sm of floor space for residential buildings and £25/sm for residential institutions.

This premise has been supported by figures prepared by CBRE, the detail of part we find to be of concern, ie for affordable housing where a Residential Social Landlord is involved. The market value discount for social rented accommodation in the Report varies between 37% and 46% and for affordable rents between 51% to 53% but what the report does not say is that the RSL would, in any event, either purchase the land at a discounted price or, as is more often the situation when such accommodation is being provided by the developer, at a discount on the completed property. In respect of RSL involvement, it is agreed that such dwellings should indeed, continue to be exempt from CIL under either of these circumstances.

However, there is no pre-requisite for such affordable housing not to be provided at say, a 30% discount off market rents or shared ownership. Under such circumstances, with a private RSL (ie NOT a Housing Association) not only would the properties be available in perpetuity as affordable housing but by a reduction in land value, the CIL would not have to be avoided.

Indeed, in any other situation the land value would reflect the full cost of the development including CIL, this we see no reason why BVP should be treated in an unfair way to other development sites in Solihull.

CIL is intended to produce much needed infrastructure in Solihull and a large site such as this one will go along way to making their fair contribution to the Borough and its residents. The Knowle Society therefore formally objects to the proposal contained in this consultation paper.

As for the Revised Regulation 123 List, The Knowle Society makes no objection to the proposals contained therein.

As noted on the covering email to the documentation, I wish to be heard by the Examiner at the Hearings in due course.

Yours faithfully

Andrew Marston

Chairman
Planning Committee
The Knowle Society
c/o 26 Wychwood Avenue
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From: policyandspatialplanning@solihull.gov.uk
To: policyandspatialplanning@solihull.gov.uk
Date: Fri, 16 Oct 2015 12:20:23 +0100
Subject: RE: Community Infrastructure Levy (CIL) Draft Charging Schedule ? Statement of Modifications Consultation

Dear Sir/Madam,

RE: Community Infrastructure Levy (CIL) Draft Charging Schedule – Statement of Modifications Consultation

I am pleased to inform you that the Council has published the Statement of Modifications to the Solihull CIL Draft Charging Schedule and revised Regulation 123 list for public consultation. The consultation is for a statutory period of four weeks from **16th October to 13th November 2015**.

The Statement of Modifications, Regulation 123 list and all relevant background documents are available [here](#).

Paper copies of the documents will be available for inspection at the following locations during their normal [opening hours](#):

Solihull Connect Theatre Square, Solihull Town Centre, B91 3RG
Solihull Connect Shirley, 22 Parkgate, Shirley, B90 3GG
Solihull Connect Bluebell Centre, Ground Floor West Mall, Chelmsley Wood, B37 5TN
Solihull Connect Balsall Common Library, 283 Kenilworth Road, Balsall Common, CV7 7EL
Solihull Connect Kingshurst, Church Close, Kingshurst, B37 6HA

A copy of the documents is also available for inspection at all of the Borough's [libraries](#).

Please note we are seeking comments on the Statement of Modifications & Regulation 123 list only. Any person may comment on the proposed Modifications and request to be heard to the Examiner. All requests to be heard should be made in writing and submitted to the Council by post or email at the address below. All comments to be received by **midnight on 13th November 2015**.

If you have any queries, please do not hesitate to contact me, or a member of the Spatial Planning team on the details below.

Kind regards,

Charlene Jones
Planning Officer
Policy and Spatial Planning

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