

Tom Ridley

From: KAY MCSHERRY <kellymax@btinternet.com>
Sent: 07 February 2015 12:04
To: Tom Ridley
Subject: C.I.L. Selby

Follow Up Flag: Follow up
Flag Status: Flagged

Community Infrastructure Levy - Economic Viability Assessment.

I give below my comments arising from detail provided by e mail and my meeting with Mr T Ridley of SDC on Wednesday 4th February.

My comments will disregard anything to do with industry, offices or travellers sites and relate only to housing.

I understand that the total number of New Build will amount to 5340 at a rate of 450 per annum plus a further 1400 from windfall sites - the total to be mmmainly in Selby, Sherburn and tadcaster with 6 Service Villages already specified in the PLAN/Selby. Whilst C.I.L. does not totally relate to PLAN/Selby, the link cannot be disregarded and it must be recognised that the Core Strategy to 2027 relates to 3 parliamentary terms and therefore variances in individual party strategy can occur which may affect funding, housing demand and land costs - also profit margins which will relate to revenues accrued by Selby District Council and infrastructure use.

I believe that C.I.L. must be flexible to attract developers and that infrastructure must be capable of being achieved, particularly education. It is of little use assessing an additional 8,000 children over the Core Strategy period (not allowing at this time for school leavers or Higher Education) if there are additional oncosts for transport, new schools etc which neither NYCC nor government funding can provide. Government has already provided a statement that cuts and savings will have to be made into the next four year term and despite vote catching promises, that stringency will almost certainly continue into two terms - 8 years. Linking into SDCs C.I.L. has to be a 10 year plan submitted and agreed with NYCC as to new theoretical education provision.

A cohesive progression cannot be achieved unless ancilliary plans for schools, roads etc are worked out, to be brought back into the rekconing as each geographical development is assessed. That way C.I.L. (SDC), NYCC and Government funding input can be assessed at an early stage.

Regards David McSherry.

CIL Consultation
Policy Team
Selby District Council
Civic Centre
Doncaster Road
Selby
YO8 9FT

LDF@selby.gov.uk

2nd March 2015

Dear Selby Policy Team

RE: SELBY DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY – STATEMENT OF MODIFICATIONS - FEBRUARY 2015.

We comment on the CIL modifications on behalf of Redrow Homes and Persimmon Homes in relation to their strategic land interests in the District.

We welcome the modification to the charging zones and the siting of Sherburn within the middle zone of £35 per square metre. Whilst this is a reduction from the previous two zone approach where Sherburn fell within the £45 higher zone we maintain our view that the CIL as well as the 40% affordable housing requirement across the whole of the District is too onerous.

Our objections remain in relation to the Regulation 123 List and consider that this should be updated and modified to include more detail. The Indicative Draft Regulation 123 list is not specific enough and there is no reassurance that there will not be instances where, for example, large scale residential sites will effectively be charged twice in relation to primary and secondary education.

We request to be heard by the Examiner in relation to the modifications where we would be happy to discuss in further detail our concerns.



Mark Johnson MRICS, MRTPI
Director

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2nd March 2015

Dear Selby Policy Team

RE: SELBY DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE LEVY – STATEMENT OF MODIFICATIONS - FEBRUARY 2015.

We comment on the CIL modifications on behalf of Taylor Wimpey in relation to their strategic land interests in the District.

We have no objections to the modification to the charging zones, but maintain our view that the CIL as well as the 40% affordable housing requirement across the whole of the District is too onerous.

We object to the indicative Draft Regulation 123 List and consider that this should be updated and modified to include more detail in order to enable meaningful responses to be made. The Indicative Draft Regulation 123 list is not specific enough and there is no reassurance that there will not be instances where, for example, large scale residential sites will effectively be charged twice in relation to primary and secondary education.

We request to be heard by the Examiner in relation to the modifications where we would be happy to discuss in further detail our concerns.

Yours Sincerely



Mark Johnson MRICS, MRTPI
Director

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Tom Ridley

From: Stringer, Morgan <morganstringer@wakefield.gov.uk>
Sent: 04 March 2015 09:35
To: Tom Ridley
Cc: LDF
Subject: CIL DCS Statement of Modification

Follow Up Flag: Follow up
Flag Status: Completed

Tom

Sorry these comments are a day late, but just to confirm that Wakefield has no objections to the revised rates. We consider Selby's approach to rate setting consistent with that of Wakefield, and we do not consider that the rates and the charging zones would have any significant cross boundary implications.

Thanks

Morgan

Morgan Stringer
Senior Planning Officer Spatial Policy
Wakefield Council
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Please note my usual working days are Tuesday, Wednesday and Thursday.

The WMDC Disclaimer can be found at:

<http://www.wakefield.gov.uk/SiteInformation/E-MailDisclaimer/default.htm>

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Selby District Council Community Infrastructure Levy
Statement of Modifications February 2015
Revised Draft Charging Schedule
Response by the Church Commissioners for England

We have previously made comments on behalf of the Church Commissioners for England in respect of both the Preliminary Draft and Draft Charging Schedule stages. This response relates solely to the Statement of Modifications which was published on 3rd February 2015.

Request to be Heard

We firstly confirm, in response to the consultation, that we wish to be heard by the Examiner in relation to the Modifications on the basis we oppose the Modifications for the reasons detailed below. This is in addition to outstanding concerns raised at previous stages of consultation some of which have not been adequately addressed.

Representations of the Statement of Modifications and associated evidence

It is understood the modifications made to the Draft Charging Schedule have arisen following the identification of an error in the Economic Viability Study (EVS) used to inform the Draft Charging Rates. Following correction of this error, a Revised Draft Charging Schedule Report has been published which has identified the need to revise the Charging Schedule, resulting in the two geographical charging zones previously proposed for residential development being replaced by a three zone approach. The effect of this change is that in respect of the Commissioners land interests in Brayton Ward, the ward has changed from the Low Charge Zone to the Moderate Charge Zone.

The key evidence that appears to have informed this change is in relation to updated evidence from the Land Registry on Average Sales Values by house type, as referred to in the Revised Report (paragraph 2.6). This is then shown in further detail in the Heat Mapping for each house type in Figure 2.1 (Original) and Figure 2.3 (Revised).

The Revised Heat Mapping generally demonstrates similar patterns to that of the earlier evidence in that the higher value areas with the District are located north/north west of Selby town whilst the lower value areas are located within and to the south of the town. The lowest value areas are generally found within and surrounding Selby town.

In light of new evidence, the Revised Report states at paragraph 2.24 that on the basis there are three wards which are consistently in the lowest value bracket for all 3 house types (i.e. Barby, Selby South and Selby North) a revised approach to charge zones is proposed whereby the three identified wards are to be included in a separate Low Value Zone.

The Revised Heat Mapping shows that Brayton ward falls within the same lowest average price range as the three wards in the proposed Low Value Zone for both detached and semi-detached properties, whilst it falls in a slightly higher average price band for terraced housing. It is notable in this respect that paragraph 2.6 of the same report acknowledges that the updated Land Registry data, which provides the principal data source for achieved sales prices for new houses in the District, confirms detached houses are by far the most common new-build house type in data, whilst semi-detached and terraced houses represent a smaller proportion of the new-build market. This suggests that whilst the data for detached houses is more reliable, this is less so for the smaller units. On the basis that the data used in respect of terraced housing in particular appears to push Brayton ward into the Moderate Value Zone, we do not consider this is sufficiently reliable to conclude that Brayton Ward should fall within the Moderate Charge Zone, with the evidence suggesting it is more appropriate for it to be included in the Low Value Zone due to it having the same Average Sales Values for detached and semi detached properties as Barby, Selby South and Selby North.

Tom Ridley

From: Ianthincheyba@aol.com
Sent: 04 February 2015 11:29
To: LDF
Cc: confidential@sfo.gsi.gov.uk; foreign@washpost.com; inytsubs@nytimes.com; breaking@chicagotribune.com; home.news@thetimes.co.uk; editor@ft.com; bbcnewschannel@bbc.co.uk; look.north@bbc.co.uk; news@sky.com; homeaffcom@parliament.uk; enquiries@cps.gsi.gov.uk; westminster.mc@hmcts.gsi.gov.uk; jchr@parliament.uk; general.queries@justice.gsi.gov.uk; administrativecourtoffice.generaloffice@hmcts.x.gsi.gov.uk; administrativecourtoffice.listoffice@hmcts.x.gsi.gov.uk; enquiries@york.crowncourt.gsi.gov.uk; ny-yorkmcenq@hmcts.gsi.gov.uk; nywy.pcpt@cps.gsi.gov.uk; pcc@northyorkshire-pcc.gov.uk; enquiries@ipcc.gsi.gov.uk; dave.jones@northyorkshire.pnn.police.uk; simon.dennis@northyorkshire.pnn.police.uk; richard abbott; bertvanruumpol@forfarmers.eu; enquiries@rabobank.eu; info@electraequity.com; info@forfarmers.eu; william.mayne@bocmpauls.co.uk; william.mayne@threeswansproperty.co.uk; george.powell@bocmpauls.co.uk; george.powell@threeswansproperty.co.uk; richard.cooper@threeswansproperty.co.uk; richard.cooper@bocmpauls.co.uk; nigel-farthing@birketts.co.uk; adrian.spawforth@spawforths.co.uk; paul.bedwell@spawforths.co.uk; brian marshall; Barlby and Osgodby Parish; eric.pickles@communities.gsi.gov.uk; thetreasurysolicitor@tsol.gsi.gov.uk; kris.hopkins@communities.gsi.gov.uk; nigel.adams.mp@parliament.uk; correspondence.section@defra.gsi.gov.uk; martin.eliot@pins.gsi.gov.uk; martin.pike@pins.gsi.gov.uk; Councillor Peart; russ.varley@northyorks.gov.uk; iain.burgess@northyorks.gov.uk; Programme Officer; stuart.liddington@pins.gsi.gov.uk; david.bourton@pins.gsi.gov.uk; clive.richards@pins.gsi.gov.uk; bob.palmer@pins.gsi.gov.uk; neil.holdsworth@communities.gsi.gov.uk; Mary Weastell; Gillian Marshall; Martin Connor; mark crane; Richard Sunter; Helen Gregory; Joe O'Sullivan; editorial@selbytimes.co.uk; yp.editor@ypn.co.uk; nick.towle@selbypost.info; conservatives@selbyandainsty.com; sdouglas@savills.com; colin.lamb@kier.co.uk; angela.hall@kier.co.uk; jane.mason@kier.co.uk; jane.boon@kier.co.uk; info@kier.co.uk; mark.carne@networkrail.co.uk; denise.thompson@networkrail.co.uk; enquiries@doughtystreet.co.uk; Democratic Services
Subject: Necessary 'Plan B' for instituting withdrawal of Community Infrastructure Levy

Mr Tom Ridley – Policy Officer

Sir,

I enjoyed yet again a repeat fusillade of five email clones : Bang! Bang! Bang! Bang! Bang! -good to see your self-possession remains intact, for the present at least.

Is it an oversight on the LDF's Policy Team part (and to be productive of yet another amended Draft permitting a third 'famous five fusillade') that there is no mention of the very necessary 'Plan B'?

Such a 'Plan B' will be required for instituting withdrawal of this Community Infrastructure Levy specifically called on because of anticipated shortfall by the previous Chief Executive and invented to cover costs of an unlawful Planning Application from serially unlawful BOCMPauls serially failing 1997 management buy-out team Ltd, of which the previous Chief Executive Mr Martin Connor was incessantly warned, as has current

Tom Ridley

From: Ash, Merlin (NE) <Merlin.Ash@naturalengland.org.uk>
Sent: 25 February 2015 15:59
To: LDF
Subject: RE: Selby District Council's CIL Draft Charging Schedule

Dear Mr Tom Ridley,

Thank you for consulting Natural England on the modifications to the Selby District Council's CIL Draft Charging Schedule. Natural England has no further comments to make with regards to these modifications and do not wish to make a request to be heard by the examiner in this case.

Yours sincerely

Merlin

Merlin Ash
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Natural England
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www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

From: LDF [<mailto:ldf@selby.gov.uk>]
Sent: 03 February 2015 14:44
To: Consultations (NE)
Subject: Selby District Council Community Infrastructure Draft Charging Schedule

Dear Sir/Madam

RE: Selby District Council's CIL Draft Charging Schedule

follow maps and guidance.	The modifications are factual and are intended to make CIL easier for people to understand.
The charging zones have changed from 2 zones with charges of £25 and £45 to 3 zones with charges of £10, £35 and £50.	<p>Responses to the Draft Charging Schedule indicted an error in the Economic Viability Assessment provided by Peter Brett Associates.</p> <p>This error has now been corrected and Peter Brett Associates have provided the following document which explains the reasons for the rate changes in detail:</p> <p>Community Infrastructure Levy, Revised Draft Charging Schedule Report November 2014</p>

Consultation

As required under Regulation 19 of the Community Infrastructure Regulations, a copy of this Statement of Modifications has been sent to the relevant consultation bodies invited to make representations under Regulation 15 (Draft Charging Schedule), and published on the Selby District Council Website.

All the documents are published on the Council's website:

http://www.selby.gov.uk/service_main.asp?menuid=2&pageid=951&id=2391

Paper copies of documents can be requested from:

LDF@selby.gov.uk

Policy Team – 01757 292092

Policy & Strategy Team, Civic Centre, Doncaster Road, Selby, YO8 9FT

Requests to be heard

Any person may request to be heard by the Examiner in relation to the modifications as set out in this Statement of Modifications. Requests to be heard by the Examiner in relation to these modifications must be made in writing within 4 weeks of the consultation start date of 3rd February 2015, at the above postal or email address. Persons requesting to be heard should indicate whether they support or oppose the modifications and explain why.

In accordance with the Regulations, a copy of each request to be heard in relation to these modifications will be forwarded to the Examiner. Requests to be heard may be withdrawn at any time before the opening of the Examination by giving notice in writing to Selby District Council.

Please note that it is no longer possible to comment on other aspects of the Draft Charging Schedule. All requests must be directly related to the changes made in this Statement of Modification.

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North

Yorkshire County Council

Business and Environmental Services

Your ref:

Graham Venn

Assistant Director Trading Standards and
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Our ref:

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Web: www.northyorks.gov.uk

18 February 2015

Dear Sir/Madam

**Selby District Council Community Infrastructure Levy Draft Charging Schedule
Proposed Modifications: Consultation Response of North Yorkshire County
Council**

Thank you for consulting the County Council in relation to the Selby District Council Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS) proposed modifications.

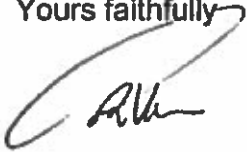
The County Council notes that this consultation relates solely to the Selby District Council Community Infrastructure Levy Statement of Modifications dated January 2015. We therefore understand that all previous comments made in relation to the Draft Charging Schedule, and not amended within this letter, still stand on record as the view of North Yorkshire County Council.

The County Council wishes to make the following comments and observations in relation to the CIL Draft Charging Schedule Proposed Modifications.

....continued

CIL Consultation
Policy and Strategy Team
Selby District Council – Civic Centre
Doncaster Road
Selby
North Yorkshire
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Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Venn', written over a large, light-colored scribble or mark.

Graham Venn

Assistant Director – Trading Standards and Planning Services, and Chair of the North
Yorkshire County Council Infrastructure Delivery Steering Group.