

Viability Response – Leigh Parish Council

Thank you for giving the Parish Council the opportunity to comment on the recent Developer Contributions and Viability evidence Update. The tight timescale does not give the Parish Council any time to consult with the wider parish who are the people that are ultimately affected by these decisions.

The Leigh Parish Council fully supports the increase in CIL and S106 contributions. The lack of full and proper contributions towards planning schemes in rural situations greatly affects the existing local infrastructure as in the recent case of planning permission being granted to a site of 25 houses at Coombe Hill. When local schools are struggling with increased child places and health care provision is crumbling under the strain of additional people, there is no 'public' money available to help grow and support these over stretched services. The lack of funding therefore creates a greater strain on the existing community and local parish council economy as it is trying to make the money reach that much further. It leads to a very negative affect.

Any increases in the purchase of land together with increased figures for house sale values and the associated building costs should not be part of a planning consideration. It is a developer's responsibility to secure land and materials at an economical cost and then base their house sales on this. It is not the Local Authorities responsibility to ensure that each building site ensures a profitable return to the Developers and their shareholders, nor should the Local Authority use tax payers money to supplement the profits of these large development companies by allowing discounts on their CIL and S106 contributions. Basically -if you can't afford to build in a specific site, then don't as this usually means that there are issues like drainage and highways issues that are not easy or cheap to overcome.

The Parish Council apologises that this is a brief response to your questions as posed.

Kate Tilling
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