

From: 
To: [Planning Policy](#)
Subject: Statement of Representations Procedure for the Runnymede Community Infrastructure Levy (CIL)
Date: 03 April 2020 16:09:35
Attachments: [image003.png](#)

To whom it may concern

RE: Consultation Period ending 6th April 2020.

I am writing for confirmation that the Consultation Period for the RBC CIL ending on the 6th April will be delayed due to the global pandemic with the Coronavirus. For the last couple of weeks the libraries have been closed preventing those who wish to visit via the means cannot. In addition the whole issue with 'stay at home', 'self-isolation' etc. has taken the emphasis away from being able to review and comment on the CIL For example with children at home from school parents have to cater for them as opposed to spend time on the CIL.

I gather all hearing and inquiries have been suspended by RBC so it would seem correct that this date is put back, however I have seen no confirmation or announcement.

On the basis the date is not put back I wish to formally register my concerns about the amount of CIL proposed for the Runnymede area Zone A, in the amount of £380 per m². of additional m². There appears to be little rationale as to how the amount was calculated and that it is the higher by over 60% than any other local authority. I question whether the amount has been set based on the values of the properties – which is unjust. I doubt the consequence of this CIL has been fully considered to the both the construction industries and the property market, which in-turn affects other economies.

A developer will now have to build this high amount into their residual value and review the profit – the result will be a reduction in land values and a stagnation in the development market. Even to the point a potential site for multiple units with an affordable housing element will not be taken up as it is not viable. Furthermore, developers will be priced out in competition with a self-builder (ie. end user).

I object to the introduction of including I-for-I development scheme be included with CIL whereas the previous taxing structure was for additional units only. This is unjust.

