

Leiston-cum-Sizewell Town Council



John Rayner, Town Clerk

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Our Reference: 023 250614

Your Reference: Public Consultation Documents

Mr Mark Edgerley
Principal Planner
Suffolk Coastal District Council
Melton Hill
WOODBIDGE
IP12 1AU

Dear Mr Edgerley

CIL – Preliminary Draft Charging Schedule – Consultation

The idea and ethos of the new Community Infrastructure Levy is welcomed, as is the proportion of that levy that will be coming to Parish and Town Councils, especially those with a Neighbourhood Plan in place. This will allow Leiston to implement some of the infrastructure proposals that have already appeared in their emerging plan.

Leiston-cum-Sizewell however feels that there has to be some adjustment and revision of the proposed charging schedule to reflect a much fairer differential across the District. Without overanalysing the work that Peter Brett has done in evidence to support the suggested rates a clear indicator would be the relationship of Saxmundham and Leiston. Leiston has a very high proportion of terraced Victorian properties which are generally within 5% of similar properties in Saxmundham who have a higher proportion of "Brook Farm" properties which are still only 10-15% up on prices in Leiston.

The current Hopkins Homes development in Leiston would be a comparison to make with that in Saxmundham and, although prices are not yet published I would expect just a 10% (if that) differential. Proximity to Aldeburgh for any new development in Leiston is now producing a premium too.

This all leads to, what for me, looks like a clear pointer to there being just a 10% difference between the Low and Mid Value Zone and not 40% as suggested.

I agree with the zones and can see that there is a need to have three "value zones" and have no qualms that Leiston is in the low zone. We will be encouraging housing in Leiston in our plan (over 300 in the next 15 years) so feel that both Town and District

might both agree that £90 per sqm would be a much more realistic charge if Saxmundham stays at £115. This is still a 20% differential but reflects the real world much better than the suggested rates.

The viability study indicates that £90 would be 26% below the achievable figure. This will not deter development in the Town at all. The sites in Leiston are clearly earmarked with no significant or foreseeable abnormalities in their use. The £115 for the mid band would stay 32% below achievable and, in the countryside, £150 remains entirely viable and attractive at 48% below achievable.

I would ask therefore Mark that you kindly take our comments into your next stage and, if you leave the charges for Leiston at this level, then request you pass on our objections to the inspector at the correct time.

The only flaw I see is that I have not looked at Felixstowe which occupies the same Band. If this doesn't work there then we may need to put Leiston in the Mid band?

Yours sincerely

A solid black rectangular box used to redact the signature of John Rayner.

John Rayner
Town Clerk