

AYLESBURY VALE DISTRICT COUNCIL

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Our Ref: DB\001\Duty To Co-operate\Other\Dacorum\Dacorum CIL
Your Ref: 7.9.12



19 February 2014

Robert Freeman
Infrastructure Officer
Strategic Planning and Regeneration
Dacorum Borough Council
Sent by email to cil@dacorum.gov.uk

Dear Mr Freeman,

Dacorum's Community Infrastructure Levy – Consultation on Draft Charging Schedule

Thank you for the opportunity to comment on this document.

Q2. The only comment this Council makes is to query the level of charge for residential developments at Berkhamstead (£250/sqm). The levels of charge proposed at Berkhamstead appear to be one of the highest in the region without any apparent justification in the consultation documents and previous Preliminary Draft Charging Schedule. For context, the adopted Wycombe CIL (2012) sets out a charge of £150/sqm in the rural areas north of High Wycombe. The Preliminary Draft Charging Schedule for South Northamptonshire district (2013) also proposes a charge of £150/sqm of the rural areas.

This Council is concerned that an unjustified high charge on residential development could lead to housing developers being less able to deliver housing at Berkhamstead, so developers may look elsewhere to neighbouring Council areas where CIL charges are lower.

As an adjoining authority, AVDC would welcome active, constructive and ongoing engagement on the Dacorum CIL proposals so that any wider impacts can be anticipated, identified and addressed for the next stages the CIL process. This approach is in line with the legal requirement of a 'Duty to Co-operate' on strategic issues between neighbouring authorities.

Do not hesitate to contact me to discuss any of the above.

Yours sincerely,

David Broadley
Senior Planning Officer (Forward Plans)



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