

## Planning Policy

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**From:** Tom Whiteley <tom@tomwhiteley.co.uk>  
**Sent:** 02 February 2015 11:39  
**To:** Planning Policy  
**Subject:** Proposed CIL Contributions

Dear Sir/Madam,

I am writing regarding your proposal to double the CIL's contributions from £75 per m<sup>2</sup> to £150 for 10 and under units. As a Christchurch based company specialising in development and building projects that have been established for over 30 years, I would like to object in the strongest possible terms against any increase in the proposed CIL contributions from £75 per sm<sup>2</sup> for under 10 units.

Firstly, I would like to try and draw your attention to the enormous positive affect the local building and developing industry has on the Christchurch economy, something that I feel that is so often tragically overlooked, particularly where local companies are carrying out small developments and employ local people and use local suppliers. Christchurch Council need to appreciate that most small developments are carried out by local companies whereas the larger developments tend to be built by nationally based companies. For example, even on just one new build property a huge percentage of the money spent developing the site goes directly to businesses located within a few miles. This consists of local tradesman i.e. bricklayers, plasterers, electricians, plumbers, roofers etc etc etc. In addition, there are many local suppliers and businesses that completely rely on the local developing and building business. Go onto any of the Christchurch based industrial estates and it is quite shocking to see how many of the businesses are directly associated with this industry e.g. builders merchants, electrical suppliers, plumbing suppliers etc. Then you have got all the secondary businesses that benefit from this industry i.e. tyre retailers, garages, sign writers, solicitors, architects, estate agents, this list just goes on and on.

Given all the above, you would think that Christchurch Council would be extremely interested in promoting this business sector, not trying to destroy it! Many potential projects that we approach are often just about viable, and from a business point of view are prepared to potentially invest huge amounts of money and often take a risk. I can assure you, that if as proposed you increase the already substantial amount of CIL contributions from £70 per m<sup>2</sup> to £150 per m<sup>2</sup> this will pretty much devastate small local development companies. If you have any doubt in the accuracy of my comments, I will be only to happy to show you real world examples where this has happened in different areas in the country i.e. where local councils have charged huge amounts within 106 agreements for contributions towards low cost housing and open space etc and decimated the local developing companies.

To summarise, I find it desperately sad and depressing that my local council can be potentially so utterly incompetent and commercially naive to even consider bringing in such a poorly sought out policy. It seems such a desperate shame that you do not consult with owners of relevant businesses trading within the Christchurch Borough that actually do know what they are talking about.

Regards

Tom

  
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