

Andrew Hunt

From: Ian Loughlin
Sent: 15 July 2016 17:04
To: Matthew Sobic; CIL
Cc: Lewis Wright
Subject: RE: Land East of Maghull

Matt

Thanks. We will take these comments on board before we move to the next CIL stages

Kind regards

Ian

From: Matthew Sobic [<mailto:MSobc@savills.com>]
Sent: 15 July 2016 16:05
To: Ian Loughlin
Cc: Lewis Wright
Subject: Re: Land East of Maghull

Ian,

Thank you and for your time earlier. I thought it best to provide you with out representation for the CIL consultation in relation to the above.

We object to the inclusion of a charging rate for any land use on the strategic Policy MN3 allocation, Land East of Maghull. There is no evidence to justify any charging rate at the strategic allocation. As the Council is aware, our objection would be consistent with its own consultant, Keppie Massie's, view stated at Paragraph 5.42 of its Economic Viability Study. This recommends that Land East of Maghull should be exempt from CIL as a result of s106 contributions and infrastructure works required to deliver development at the strategic allocation.

The Land East of Maghull will also provide commercial uses in Classes A1, A3, A4 and A5 and no charging rate should be applied to these uses in accordance with Keppie Massie's advice that the Land East of Maghull should be excluded from the CIL charging rate. The A1, A3, A4 and A5 rates are based on sites that do not require the same level of s106 contributions and infrastructure and so are not applicable to the development of the strategic allocation. These uses will provide important facilities for proposed residents and business users of the site.

I trust the above comments will be take into account in further consideration of CIL.

Kind regards

Matt

Matthew Sobic
Savills (UK) Limited
Planning
