

**WROXHAM PARISH COUNCIL**  
**COMMUNITY INFRASTRUCTURE LEVY**  
**CONSULTATION**

We feel unable to respond by attempting to complete your response form, which mainly asks us to agree to defined charging rates or propose alternatives. We find that the period allocated for this consultation is altogether insufficient to arrive at such a conclusion. It seems to us that viability depends on an understanding of developers' costs and margins and an appreciation of market demand and price sensitivity which only developers can report on, although we accept that their response may be much prejudiced by availability of finance and shareholder pressures.

However, we wish to express two areas of deep concern with the proposals:

1. We believe that the demands on local infrastructure will vary considerably according to the location, size and nature of a development in terms of local geography and viability of existing infrastructure prior to the development. Accordingly we are not satisfied that a flat rate over two broad areas and the difference between them has been justified. We believe there needs to be scope to deal with local conditions. Thus, a development in an area where local infrastructure is already adequate and not under pressure makes less demand than one where it is already inadequate and under pressure.
2. We believe that allocation of a fixed and paltry rate of 5% to local town or parish is a failure to recognise the above point or localism policy. If neighbourhoods are to be encouraged to use imagination to create constructive proposals for development with the local support, they must feel able to call on funds to support such development and not see virtually all of diverted to macro projects created by District and County.

Daphne Wyatt, Clerk to Wroxham Parish Council.

Sent by e-mail 12:04, 14.11.2011. Please confirm receipt. Thank you.