

White Paper comments

Castle Donington Parish Council top three priorities for planning in the local area are:

- Better local infrastructure commensurate with the increasing demand placed on it by new houses ie doctors /roads/shops
- Protection of green spaces particularly gateway sites and areas of separation
- More affordable homes tailored to the needs of the local community, particularly two/three-bedroom homes for young people who live in the community.

The Parish Council feels very strongly that the replacement of Section 106 planning obligations and Community Infrastructure Levy with a new consolidated Infrastructure Levy will be detrimental to the local communities that are affected by the development. A one size process would not work for all developments, as some will need significantly more infrastructure than others and the new approach is far too simplistic. The restrictions of a Section 106 should remain in any new Levy for the following reasons:

- There needs to be local (where the actual development is taking place) consultation of what is needed and control on how it is going to be spent. This is needed to ensure that there is the ability to identify which local services and facilities need enhancing/introducing as part of the infrastructure development.
- There is a major concern that this will become a “tax” being spent by the higher authority on what it sees as fit or even used to bolster precept money generally, with little or no local input and without the need to ensure the area being affected by the development is correctly compensated.
- There will be a lack of transparency and accountability if the money is not earmarked to certain things as happens with a Section 106 agreement.
- It is felt that a flat level levy is not appropriate and there needs to be a set of sliding scales dependant on the level of local need and scale of development.

