

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 January 2024 16:49  
**To:** localplan@york.gov.uk  
**Subject:** Objection to the CIL Draft Charging Schedule proposed modifications December 2023

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Dear Sir / Madam

We are emailing to object to the above for the following reasons;

- We have been building houses in York for over 40 years and only came across this by chance, we have spoken to other housebuilders in the area who were also unaware of it. There has obviously been a lack of consultation.
- The CIL rate of £200 per sqm is very excessive compares to the other council areas we have been working in, i.e. Ryedale (£45) & Hambleton (£78) (Now North Yorkshire).
- The building industry has already been hit hard with massive material and labour cost, due to Brexit, the war in Ukraine and now the war in the middle east. This has left us with a shortage in labour and as all the materials are made or rely on power (oil) in one way or another which ends up with massive rises in material cost.
- The new Building Regulations came in to force in June 2022, this has also vastly increased the cost of construction.
- All this does is make sites in the city which were viable, now not viable. As builders all we do is alter our feasibilities to include the extra cost and if it does not stack up financially, we do not do it. As the council is struggling to meet its housing targets, this is a short-sighted view.
- It always seems to be we need more money; we will just charge developers. The problem is now, If a CIL at this sort of rate comes in developers will simply stop developing as much in York and move to other areas where they can make the figure stack up.

At the very least, this should be delayed, and consultation should take place with the local house builders, after all these are the people, you will be relying on to help you achieve your housing targets.

We accept your privacy policy.

Yours faithfully

[REDACTED]  
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