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6th March 2026

Dear Sirs

Greater Cambridge - Community Infrastructure Levy (CIL) Draft Charging Schedule Consultation

We welcome the opportunity to comment regarding the community infrastructure level consultation.

It is understood the imperative need to provide 'value for money' infrastructure and the intention of CIL (which is a tax) is to contribute to this infrastructure.

Construction and development are high risk and can be high reward. The challenges existing in the cost and time to gain planning permission, S106, S279 and affordable housing now CIL is being added or increased.

Site viability is vital for housing and sustainable employment growth. Growth will only take place in regions that are "Development" friendly.

Business rate tax is increasing at various levels from April 2026 by circa 8% to 12%. This is a fixed cost to business, already we are experiencing low demand for industrial units, companies wanting to expand but not able to due to increased cost.

As an example, a small 93m^2 unit 1000 sq/ft will incur a CIL tax of £3,255. This is equal to £3.25 per sq/ft. If the unit is worth £165 per sq/ft that is 1.9%. This is a very high tax.

We believe the solution to delivering infrastructure is to reduce bureaucracy, professional fees, administration and construction/delivery costs rather than put up taxes – Productivity.

The burden of all taxes placed upon development will constrain sustainable growth due to cost and poor viability. This in turn will reduce employment, VAT receipts, tax from employment (National Insurance), Income Tax and Corporation Tax.

We believe the answer is productivity (better value for money) not more tax.

If it would be helpful, we can show you around a successful industrial estate and discuss/demonstrate in reality what we are explaining.

Thank you for your consideration.

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R.P.T. Facer T.D.