

PLANNING CONSULTATION

Response Form **Deadline 9 December 2011**



Mid Devon District Council is consulting on proposed new planning policies for:
Meeting Housing Needs (Supplementary Planning Document)
Website link: www.middevon.gov.uk/spd

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Organisation	Tiverton Civic Society	ACK: ✓ 5.12.11
Position	Hon. Secretary	SUMMARISED:

**Response to the Consultation on the
Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule October 2011
from Tiverton Civic Society**

Page 5 Fordham Update Study and Proposed CIL rate.

1. The Fordham Update study found that a CIL schedule level of £156 per sq m. on greenfield sites was possible. The last paragraph of page 4 states that 'the allocated sites in the AIDPD are greenfield (sites)' and that 'only a few small or windfall sites would be affected by ... inability to support a charge.'

The Society cannot therefore understand why, given the £60m. shortfall in funding sources for the required infrastructure developments in Mid Devon, the proposed charge for CIL on greenfield sites remains at £113 per sq.m. for new dwellings as stated in the AIDPD, and is not raised to c. £150 per sq.m. as suggested by the study update.

Page 6 Conditions for partial relief from CIL

2. The Preliminary Draft Charging Schedule does not make clear what would be the conditions for partial relief from CIL on those small / windfall sites that could not support the full charge. If these were clearly laid out, it would be possible to relate any changes in conditions for development that justified partial relief and at what rate. It seems foolish to make a charge that is only '72% of the maximum possible to allow a flexibility for schemes with higher costs than expected' when the bulk of the sites will support a higher charge. It would surely be better to specify clearly the conditions under which partial relief might be negotiated.

Page 6 Uniform Charging Schedule

3. The Society supports a uniform charging schedule across the District.

Page 6 Annual Re-assessment of charges

4. The Society supports an annual re-assessment of the charge to take into account changes in build costs.

Page 6 Content of Infrastructure Plan

5. The Society note that MDDC are using this consultation to engage over the content of the Infrastructure Plan to determine whether the information in it is correct.

The Society broadly support the development of the Eastern Urban Extension (EUE) in Tiverton, but do not support any business or residential development outside the agreed boundary of the EUE to the east, north or south. The Society await the development of a Masterplan for the EUE, hopefully available in early 2012, and urge that the road infrastructure for the EUE is provided for at an early stage of this development to avoid issues of air quality and traffic congestion for existing residents in this area. The Society also supports the building of a Primary School in the Eastern Urban Extension, and would like to see this classed as Medium rather than Long, given that the EUE is classified as Medium.

Tiverton Civic Society would like to be notified of any further consultation on the CIL Draft Preliminary Charging Schedule Document and to be informed of its adoption.

Please note that it was not possible to write on the relevant sections of the electronic form on the MDDC website.. No email address for returning the form was given on the form.