

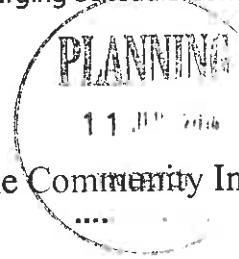
Dean Titchener

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From:
Sent: 11 July 2014 06:51
To: DPD; Peter Williams
Cc: Jeremy Riches;
Subject: Community Infrastructure Levy - Draft Charging Schedule Consultation

Dear Mr Williams

I am writing in response to the current draft proposals for the Community Infrastructure Levy (CIL) which you are seeking public comments.



It is my understanding that because the levels of contributions for CIL which have been set by an Inspector generate a lower income stream than the existing Section 106 contributions provide, CIL has not been implemented by Mid Devon District Council at the moment, (*Memo from Councilor Chesterton dated 28th May 2014*). This Memo is emphatically clear that the funding stream from CIL (*at £40/m²*) would significantly damage the income stream from new developments. Setting aside the fact that it is being proposed Strategic Sites continue to be subject to Section 106 contributions, so as to provide a higher income stream, I am finding some difficulty in understanding the logic to set CIL at such a low level given the Councils acknowledgement that this will be damaging to the funding of infrastructure.

We live in Willand and it is well documented that the village has always suffered from a massive lack of spending on Infrastructure and quite frankly I find it incredulous for the Council to consider yet more developments across the village at the same time as proposing a huge reduction in contributions from developers under CIL. I really don't see how this can be right when you openly acknowledge at this level the ability to provide adequate infrastructure are you following this strategy. It seems to me and indeed everyone I have spoken to that Mid Devon are hell bent on allocating as many sites as possible at any cost and will do whatever they can to ensure that sites are "viable" for developers. This is surely the wrong way around and will have a huge negative impact on the quality of life for existing homeowners and residents alike.

If as I suspect is the case that any Inspector will not support proposals to set CIL at a level in excess of your proposals then surely land should not be considered for development until such time as the contributions reflect the infrastructure needs of the local communities?

I would of course appreciate your feedback on this.

Yours sincerely

Geoff R. Wheeler