



Corner Oaks  
46 Tidcombe Lane  
Tiverton  
Devon  
EX16 4EQ

11th July 2014

Forward Planning  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6pp

Dear Sirs

**Community Infrastructure Levy – Preliminary Draft Charging Schedule**

I wish to comment on the draft proposals as follows:

The schedule should exclude the following type of property for the reasons stated:-

Single dwellings if constructed by a private individual on a 'self-build' basis (not a builder/developer for sale on the open market) should be exempt as they are built at a cost to the owner occupier that may require a substantial mortgage with which to construct the property. Adding the Infrastructure levy could result in the land passing to a builder/developer because it could place the cost beyond the individual thus removing the opportunity from the private individual. Any private individual would be restricted from a quick sale to benefit from the improved value due to current tax laws.

Current lending rules have made the securing of finance for a 'self-build' much more difficult and the Infrastructure Levy would be classified by Lenders as an additional cost to be funded thus reducing the available finance for the build.

Individual housing that has an existing detailed permission should be exempt from such a charge even those which have a 'deemed start' but have not been progressed due to personal circumstances.

David Randell RIBA  
Chartered Architect