

CIL

ID NO: 3650

REP NO: 10

ACK:

SUMMARISED:



Draft Community Infrastructure Levy Charging Schedule – Form for Representations

Please enter your personal details below

Table with 3 columns: Personal Details, Agent Details (if applicable), and empty cells for Title, First Name, Last Name, Job Title, Organisation, Address 1-4, Post Code, Telephone, Email, Signature.

Representations on the draft Community Infrastructure Levy (CIL) Charging Schedule should relate to either the level of the charge or its variance across Mid Devon, or to the supporting evidence.

What aspect of the draft CIL Charging Schedule does this representation relate to? (Fill in one box).

Table with 2 columns: Paragraph, Omission, General, Other (please specify). Contains handwritten entries '1.3 3.1 3.5' and 'General'.

Please explain below why this part of the draft CIL Charging Schedule is incorrect or inappropriate

Ref para 1.3 - it is not a modest charge - it is an additional cost of development which will fall on the housebuyer to pay for; as a result property becomes more expensive and less affordable i.e. contrary to what we should be trying to achieve.

Benefit communities and yet spend anywhere in the district - doesn't benefit the locality!

Ref para 3.1 / 3.5 - full relief should be granted to rural dwellings where an occupancy condition is imposed - the property is hindered in a similar fashion to social housing with the value reduced by 25-30%. Such dwellings must be affordable to the busy - this charge adds to the cost and is taking money out of the rural economy.

There is also no mention of temporary occupational dwellings - it is assumed they would not apply being a change of use of the land and not development.

Floorspace - This should be an internal calculation - net usable space as opposed to external measurements, otherwise traditional buildings and those increasing wall insulation are hindered.

Please explain, as clearly as possible, how the draft CIL Charging Schedule should be altered to make it correct or appropriate

- The level of charge should be reconsidered. The documentation provides insufficient evidence to show that £90/m² can be justified.
- Occupational dwellings should be considered on the same grounds as affordable housing and therefore be exempt from charging.
- There is no clear indication on what basis the floor area is calculated. Net internal area is suggested.
- A proportion (fair) of the charge should be directed to the locality - maybe the local parish to assist with maintenance costs of managing the area.

If you are unsatisfied with the supporting evidence to the draft CIL Charging Schedule please explain, as clearly as possible, why the evidence is unsatisfactory

Fee level justification is weak and unsubstantiated, regardless of what is quoted by other authorities. It is not a modest charge and does challenge the viability of many of these projects. Lack of information as to how it would be calculated.

Please indicate whether you:

- Wish to appear at the Examination
- Wish to be notified that the draft charging schedule has been submitted to the Examiner in accordance with section 212 the Planning Act 2008
- Wish to be notified of the publication of the recommendations of the Examiner and the reasons for those recommendations
- Wish to be notified of the adoption of the charging schedule by the charging authority.