

CIL



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SUMMARISED:

Crediton Town Council

Market Street
Crediton
Devon
EX17 2BN
Telephone:
Email:

Mr Peter Williams
Forward Planning Team Leader
Mid Devon District Council
Phoenix House, Phoenix Lane
Tiverton
EX16 6PP

5 December 2011

Dear Mr Williams,

Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule - Crediton Town Council Response

Firstly, I would like to thank you for attending the recent meeting with members of my Council's Policy & Forward Planning Working Group.

The following points were raised by members of the group and approved for submission as the Council's formal response:

1. We agree with the proposal to levy CIL only on housing and large-scale retail developments over 5000 sq m as described in the consultation document.
2. We agree that £10,000 per house is a reasonable level of charge.
3. We will respond to central government on the issue of a 'meaningful' proportion but we regard 10% as being a minimum.
4. Aspects of the CIL proposals (which may not necessarily be within the control of the district council) we regard as being problematic:
 - i) that the CIL will be allocated to the Parish or Town Councils in which the development falls. This will seriously disadvantage Crediton in terms of the Allocations and Infrastructure Plan Document (AIPD) going forward as very significant levels of development could happen outside the town's current boundary but the settlement will impact on the town and its infrastructure.
 - ii) that the CIL can be pooled into the central district fund in order to help achieve district infrastructure.

The Infrastructure Plan (IP) already has a funding gap but any council pooling its share has no guarantee that any of the infrastructure development or even a fair share of development would come forward to benefit its community so there will be a very strong temptation, or just cause, arguably, to retain the share, meaning that the district's infrastructure funding gap will be even larger.

5. The priorities for Crediton are all related to air quality and transport issues.

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The town feels very strongly that IP developments have been planned on the minimum possible infrastructure that make the plan viable but that other measures, that could potentially make a difference to long-standing issues, receive little or no attention. The Town Council may well feel that only its efforts will achieve small-scale infrastructure projects locally and will seek to retain the maximum funding to achieve this.

6. The issue of how to administer and consult on CIL allocations to plans and projects within the IP is potentially divisive.

It is possible that the more significant the CIL received by Parish & Town Councils for local infrastructure projects, the less divisive the overall district plan will be.

As this is a new scheme with some changes to the S106 scheme, it would be appropriate to keep Parish & Town Councils in close touch with results of the district's consultation and central government thinking so those councils who have a point of view on CIL administration can continue to be consulted.

Potentially, as CIL becomes clearer, local councils might make proposals on administration, volunteer to take part in some way or ultimately opt out and leave it to the district. Any of these roles on the part of Parish & Town Councils is possible but they would need to be well-informed about the IP, district-wide as well as locally, if they expect to do anything other than opt out.

As infrastructure, or rather the lack of it, is such a long-standing issue in Crediton, the town council would want to be consulted for comment on plans for the implementation of the IP district-wide, at the least.

Please contact me, in the first instance, if you have any questions or require further information.

Yours sincerely,

Martin Maggs
Town Clerk

Copies: Head of Planning
MDDC Ward Members