

CIL

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ACK

Local Planning Review Consultation

Forward Planning

Phoenix House

Tiverton

EX16 6PP



4th March 2015

Dear Sir / Madam,

RE: Community Infrastructure Levy / Bampton

Further to my letter of 28th February I have been giving more thought to the CIL process information the detail of which was somewhat sparse at the Exhibition in Tiverton last Saturday.

As I understand it CIL will be levied at £100 per square metre on properties in small developments but not on affordable housing or windfall.

The proposal, as it stands, is that the local community will benefit by 15% of this levy, the least recommended figure, rising to 25% if a Neighbourhood Plan exists.

I understand that for small communities the use of the levy could be for producing the Neighbourhood plan, for *new* infrastructure in play areas, parks and green spaces, cultural and sports facilities, some schools, police stations, district heating schemes and other community safety facilities.

The basic rate of 15% is therefore not enough.

Small communities where small developments are most likely to occur will have similar process costs in providing new infrastructure as larger ones, employing architects, planners, surveyors and structural engineers. Pro rata, greater expense is also incurred because small projects cannot generate economies of scale.

I feel that the basic rate of 15% is ungenerous, in fact almost discriminatory, for small communities.

Will you please consider raising the CIL threshold for small developments. Thank you.

Yours faithfully,

Celia Hicks