

DRAFT COMMUNITY INFRASTRUCTURE LEVY - CONSULTATION

Roy Padgett [REDACTED]

Sent: 28 August 2013 17:14

To: Planning Policy

Dear Sirs – Whilst the introduction of CIL will bring a greater certainty to developers and to individuals there are a number of adverse points in the current proposals.

It appears that s.106 agreements have applied in the main to substantial developments. The change whereby CIL will affect almost all residential developments is a very significant one which will certainly drive up house prices. This conflicts with stated aim that the levy should not make development proposals unviable. This will hit particularly hard on small build proposals of say 1-3 houses and even more so on single plot self build proposals. It is bound to slow down house building whilst the Government's target is to increase it.

The situation is made worse in the draft proposals by the exclusion of so many categories of property such as offices, hotels, restaurants, leisure facilities and care homes the majority of which are profit making bodies and all of which make demands on the Borough infrastructure and should thus pay towards it. It is these exclusions that drive up the residential rate and contribute to the funding gap.

Please take these points into account in considering the draft proposals.

Yours faithfully

R E Padgett

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