Dear Sir

Having read your CIL consultation document I have the following comments:

Whilst I recognise that developers building new developments should contribute to the infrastructure that will be needed to support these new homes I do not feel that the same is true where a new single home is built within an existing urban area where no new infrastructure will be needed and use of the existing infrastructure will be funded through council tax payments.

There is logic that professional developers should pay a CIL levey for single properties as it could be argued that they will be building a number of properties over time that will contribute to more services being needed but the same cannot be said of private self build projects.

The proposed £80 per m2 for many self build projects will increase the project cost by some 8% which may deter many self builders which would be detrimental to the creation of much needed homes. It is worth noting that many self build projects are built on land that is too costly for professional developers, they then employ a builder who because they will not derive benefit from the sale of the property charge full commercial rates, connection of services to a single plot will again be charged at the highest commercial rate all of which means that many self build projects cost close to the final market value of the resultant property, imposing a £80 m2 levey is likely therfore to tip the balance between projects being viable or not.

I would therefore propose that CIL is not applied to self build developments.

Regards

Mac Macdonald