



East Devon District Council

Community Infrastructure Levy
Charging Schedule

April 2016

About This Document

This Charging Schedule sets out the charges which East Devon District Council (as CIL Charging Authority) will levy upon development within its area and where those charges apply.

The charges contained within this schedule have been calculated and subsequently will be applied in accordance with the CIL Regulations 2010 (as amended). The schedule has been issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

Date of adoption: **20th April 2016**

Date from which the Charging Schedule will take effect: **1st September 2016**

PART A - Charging Schedule for East Devon

- A.1 Development in East Devon will be charged at the rates shown in the table below and calculated in accordance with Regulation 40 of the CIL Regulations 2010 (as amended). Maps in Part B show the areas that each charging zone covers.
- A.2 The levy is charged on a basis of per square metre of additional gross internal floorspace created. This means that demolitions and existing floorspace will be taken into account in calculating the charge (in accordance with the regulations). Any new build (building or extension) over 100 square metres can be charged the levy (though noting that for many non-residential uses the charge is £0 and the regulations set out a number of instances of exemption and relief for self-build residential development, charitable development, development of affordable housing and residential extensions/annexes). Where a development involves the creation of additional dwellings the charge will be on any net increase in floorspace.
- A.3 Gross internal floorspace includes everything within the external walls of the buildings including lifts, stairwells and internal circulation areas, but not the thickness of the external walls themselves or any external balconies. The total sum will be calculated as the cumulative sum of the floorspace of each floor (storey).
- A.4 The rates are set at a level that does not put the economic viability of development across East Devon as a whole or the delivery of the new Local Plan (2013-2031) at risk, whilst still enabling a reasonable and appropriate amount of funding to be raised towards required infrastructure projects.
- A.5 Any development types not shown in the table below are rated at £0. CIL will not be charged when the calculated amount is £50 or less.

Development Type	Axminster, Cranbrook (“existing” town), Exmouth, Honiton, Ottery St Mary, Seaton and edge of Exeter allocation sites (defined by new Built-up Area Boundaries and proposed Strategic Allocations)	Cranbrook expansion areas	Sidmouth, Coast, and Rural (the rest of East Devon)
Residential	£80	£68	£125

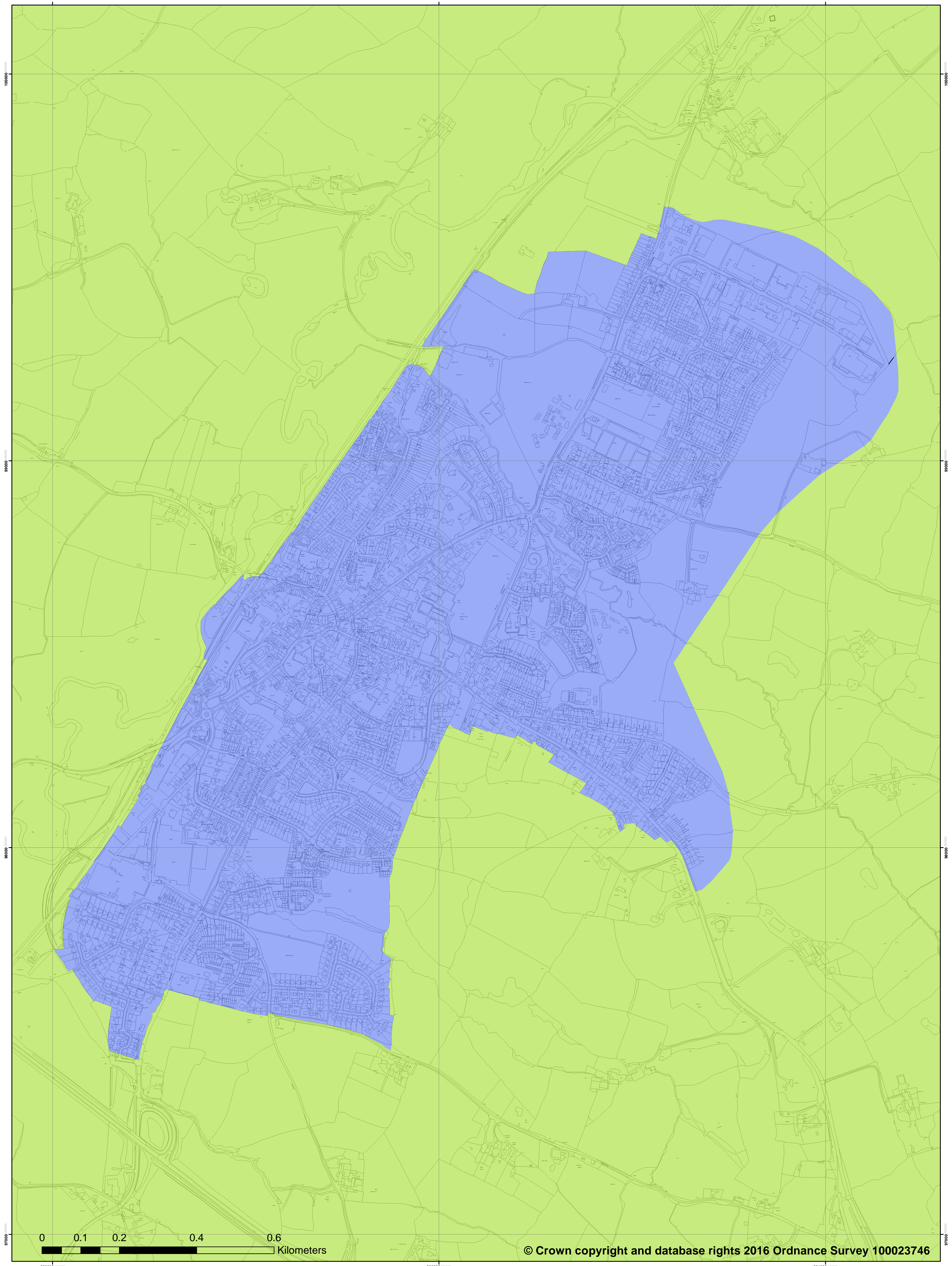
Development Type	Inside Town Centre Shopping Areas (as defined in the New Local Plan)	Cranbrook (as defined by the “existing town” plus expansion areas)	Rest of East Devon
Retail	£0	£0	£150
All other Non Residential Uses	£0	£0	£0

- A.6 It should be noted that some permitted developments (not requiring planning permission to be sought) may be liable for CIL. In these instances, a notice of chargeable development should be submitted to the Council by the developer. Failure to do so may result in surcharges.

- A.7 All charges are index linked to the Building Cost Information Service (BCIS) from the date of the Charging Schedule coming into effect, and therefore ensure that payments are responsive to market conditions and in line with inflation.

PART B – Maps of CIL Charging Zones

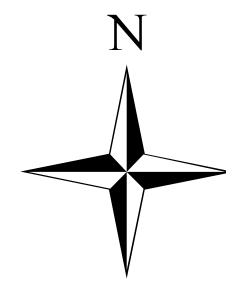
- B.1 The maps below set out the areas within which the above charges are to be levied.
- B.2 An interactive CIL Charging Zone Map is available on the Council website at:
<http://eastdevon.gov.uk/planning/planning-policy/community-infrastructure-levy-cil/>

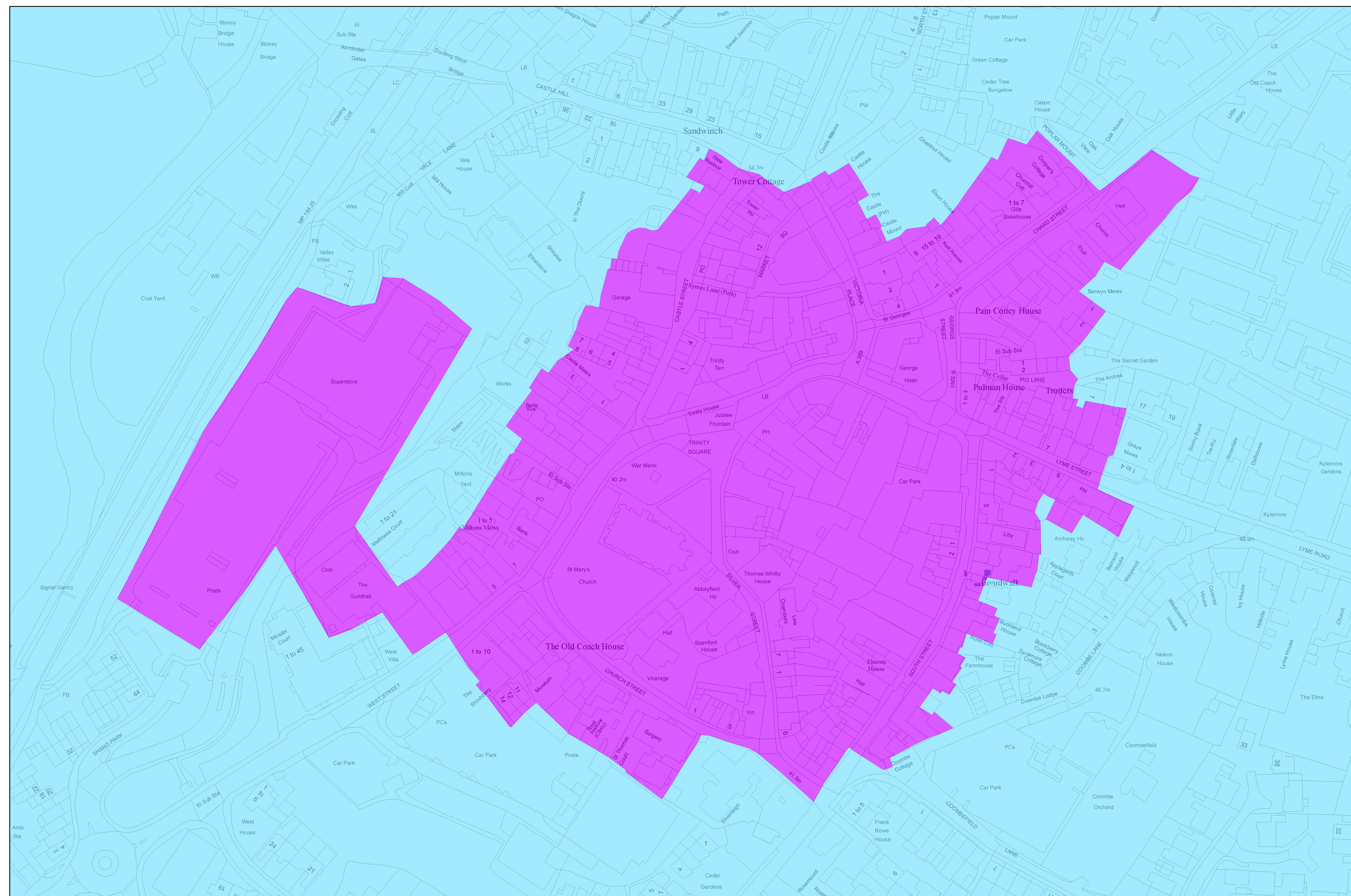


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- CIL Zones**
- £125 Residential CIL Zone
 - £80 Residential CIL Zone
 - £68 Residential CIL Zone

Axminster Residential CIL charging zones



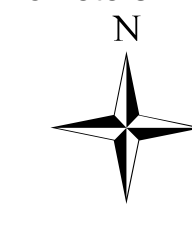


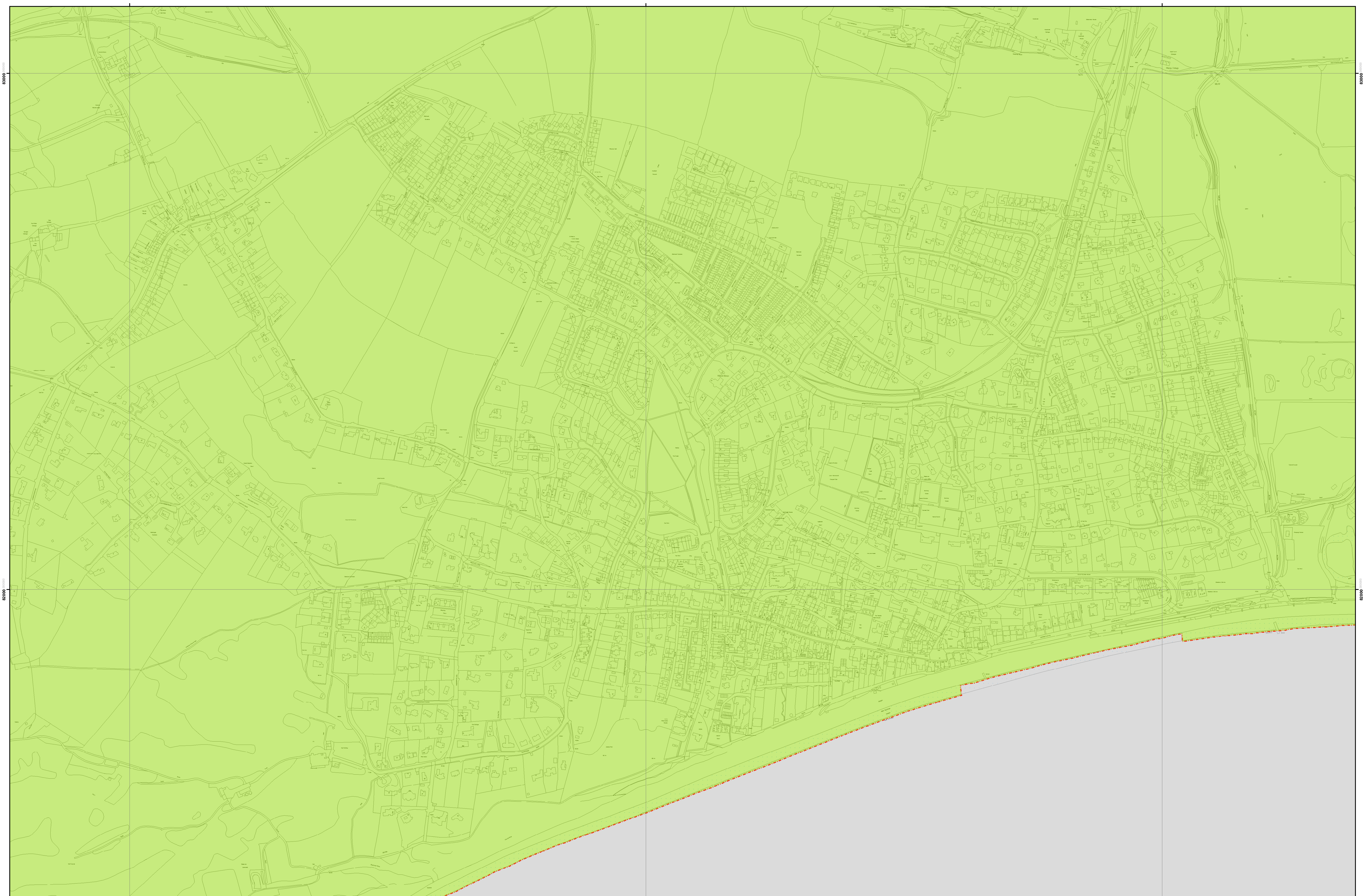
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CIL Zones
 £0 Retail CIL Zone
 £150 Retail CIL Zone

Axminster Retail CIL charging zones

0 0.0125 0.025 0.05 0.075 Kilometers

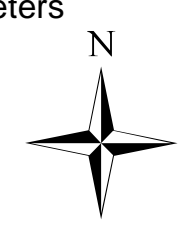
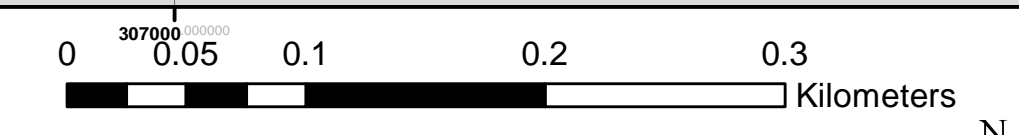




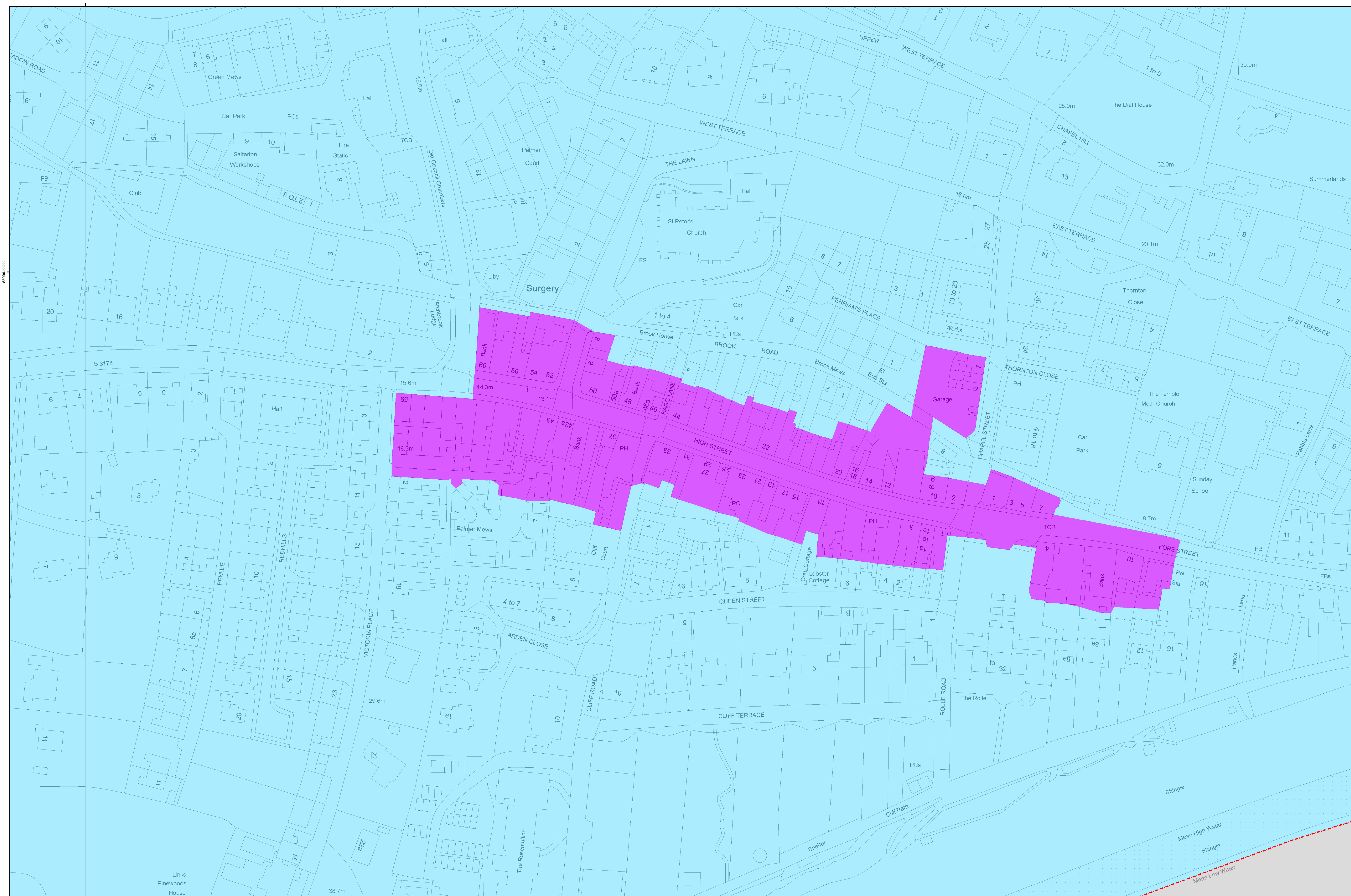
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- CIL Zones**
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- Legend**
- East Devon District Council Boundary
 - Outside Charging Area



Budleigh Salterton Residential CIL charging zones



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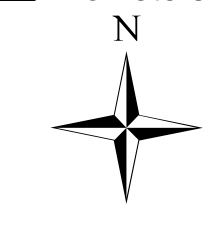
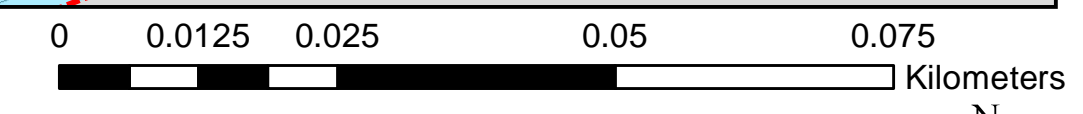
CIL Zones

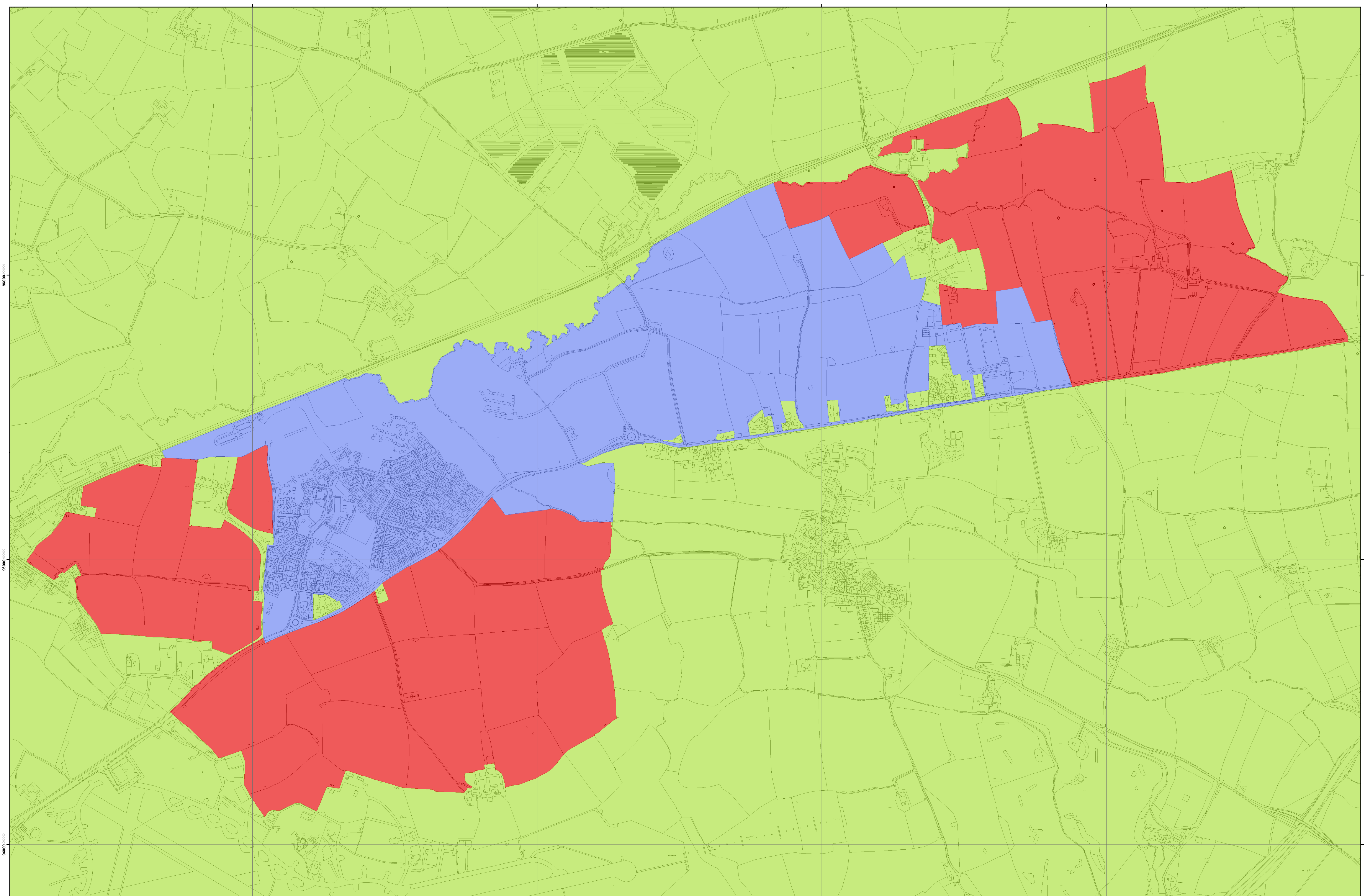
- £0 Retail CIL exemption zones
- £150 Retail CIL Zone

Legend

- East Devon District Council Boundary
- Outside Charging Area

Budleigh Salterton Retail CIL charging zones

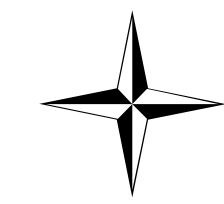
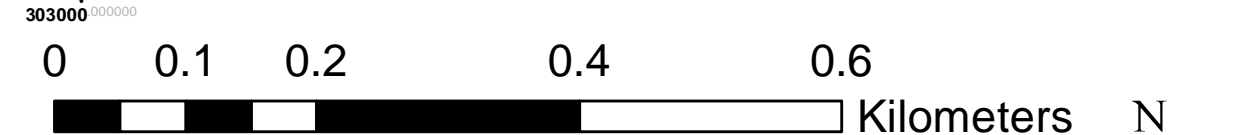


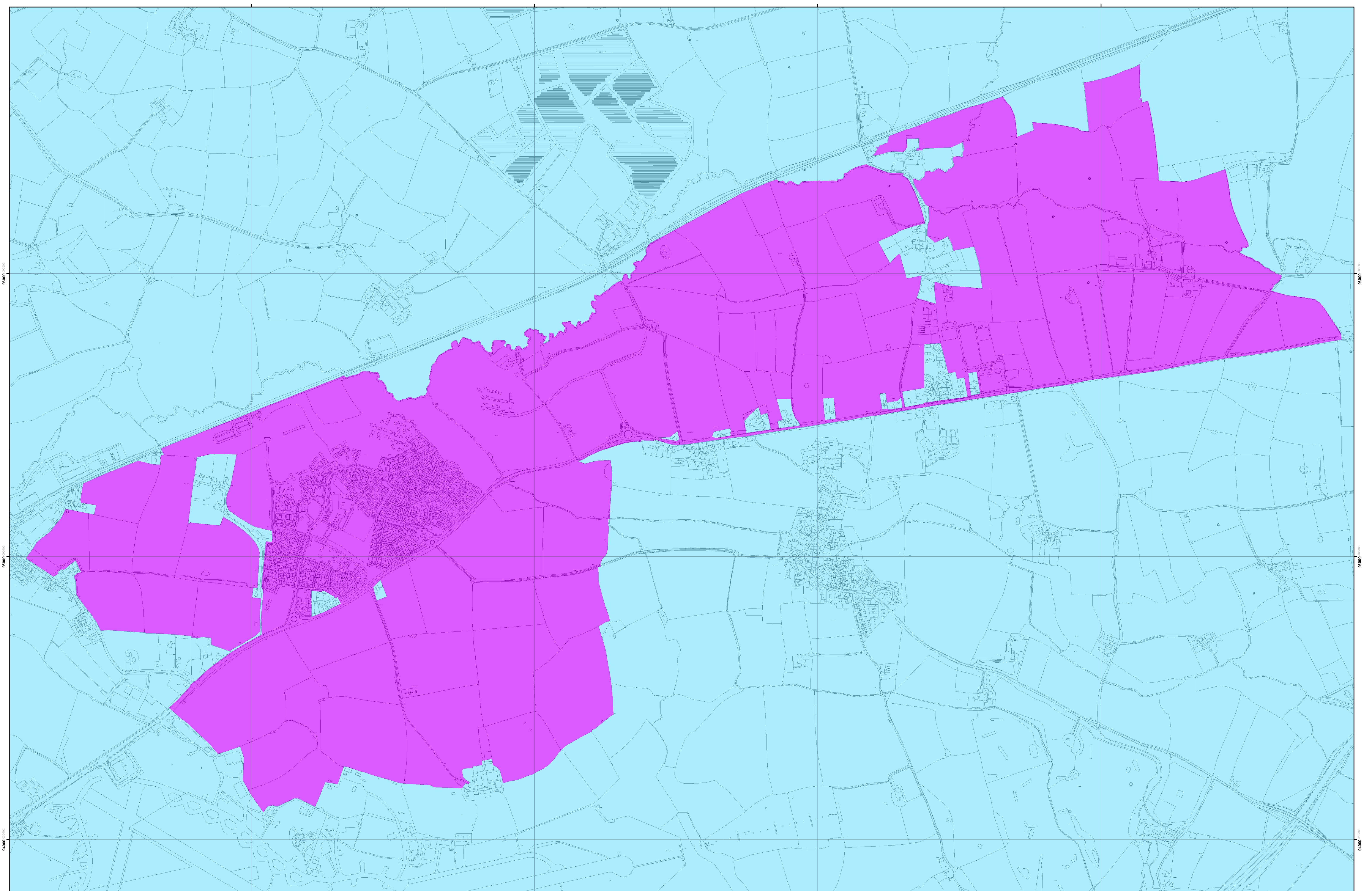


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Cranbrook Residential CIL charging zones

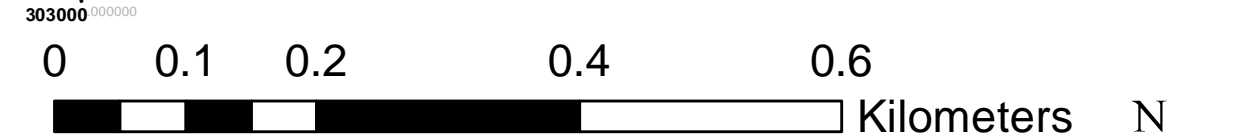


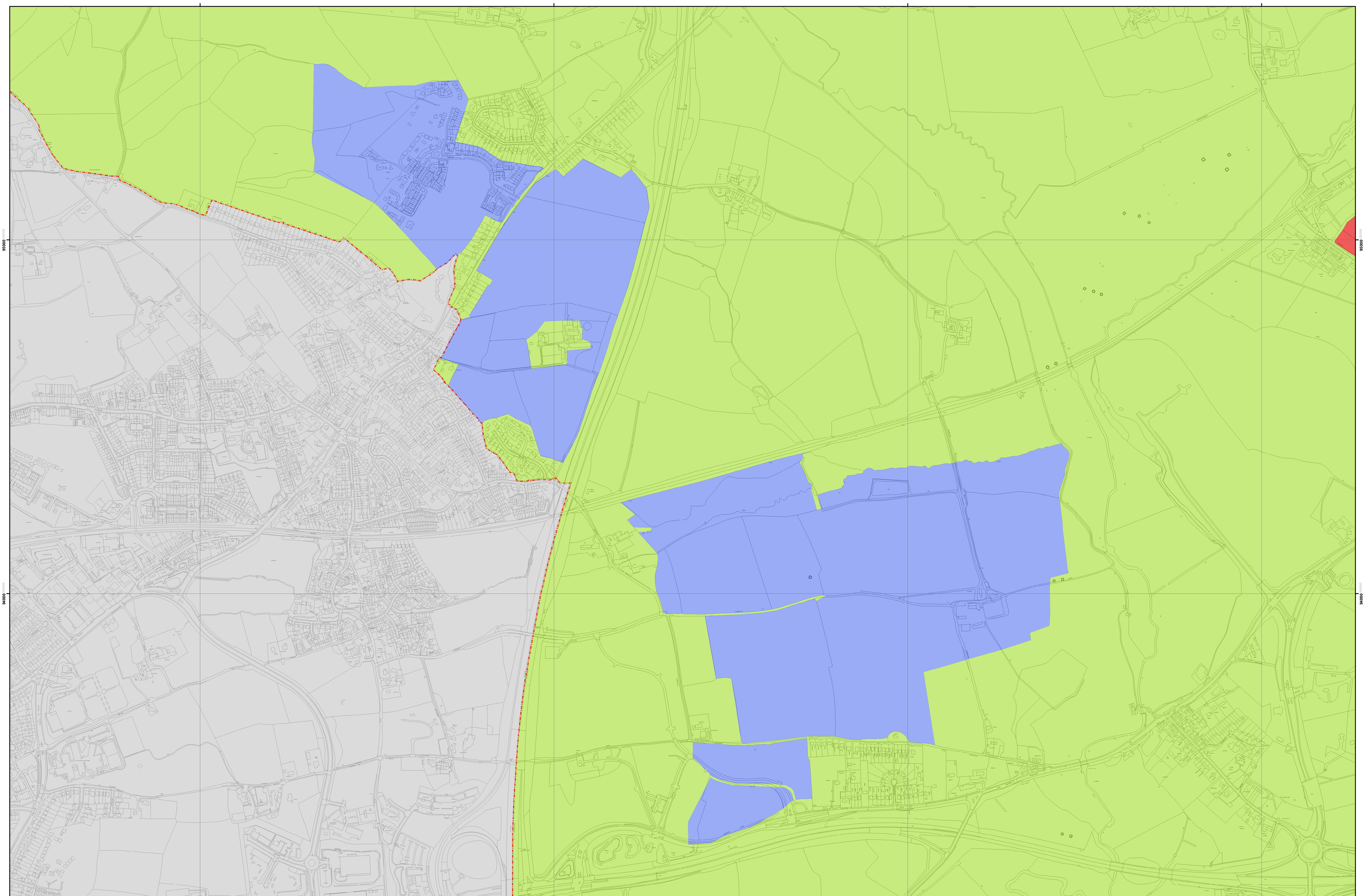


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- CIL Zones**
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Cranbrook Retail CIL charging zones

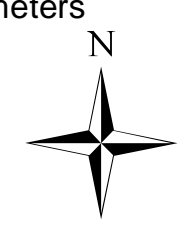
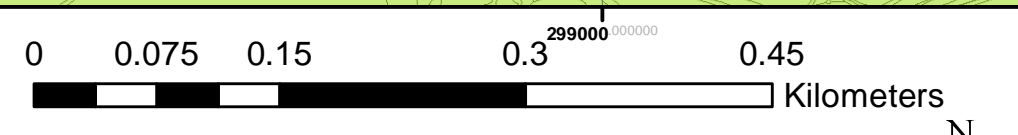




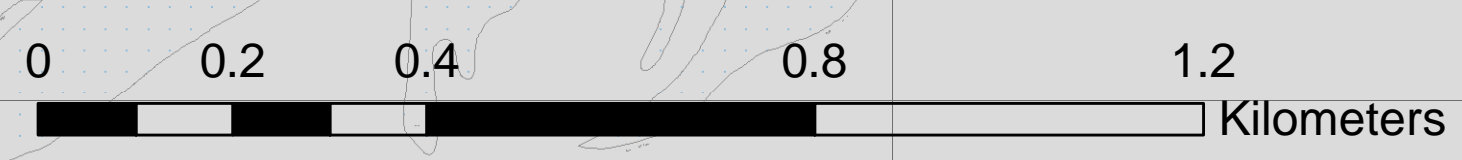
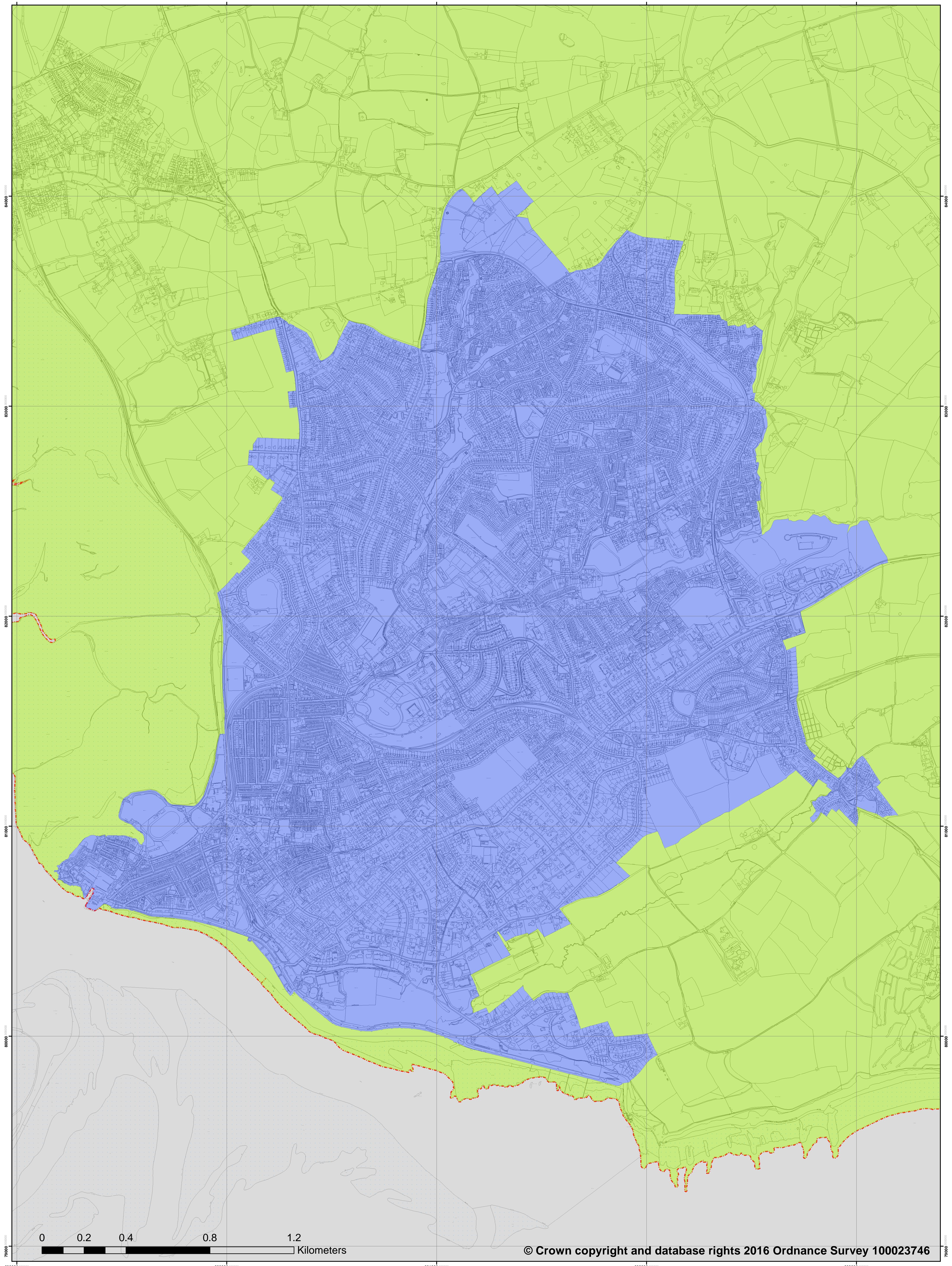
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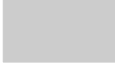

- Legend**
- East Devon District Council Boundary
 - Outside Charging Area



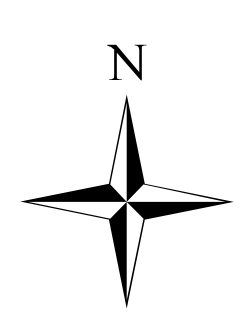
Edge of Exeter Residential CIL charging zones

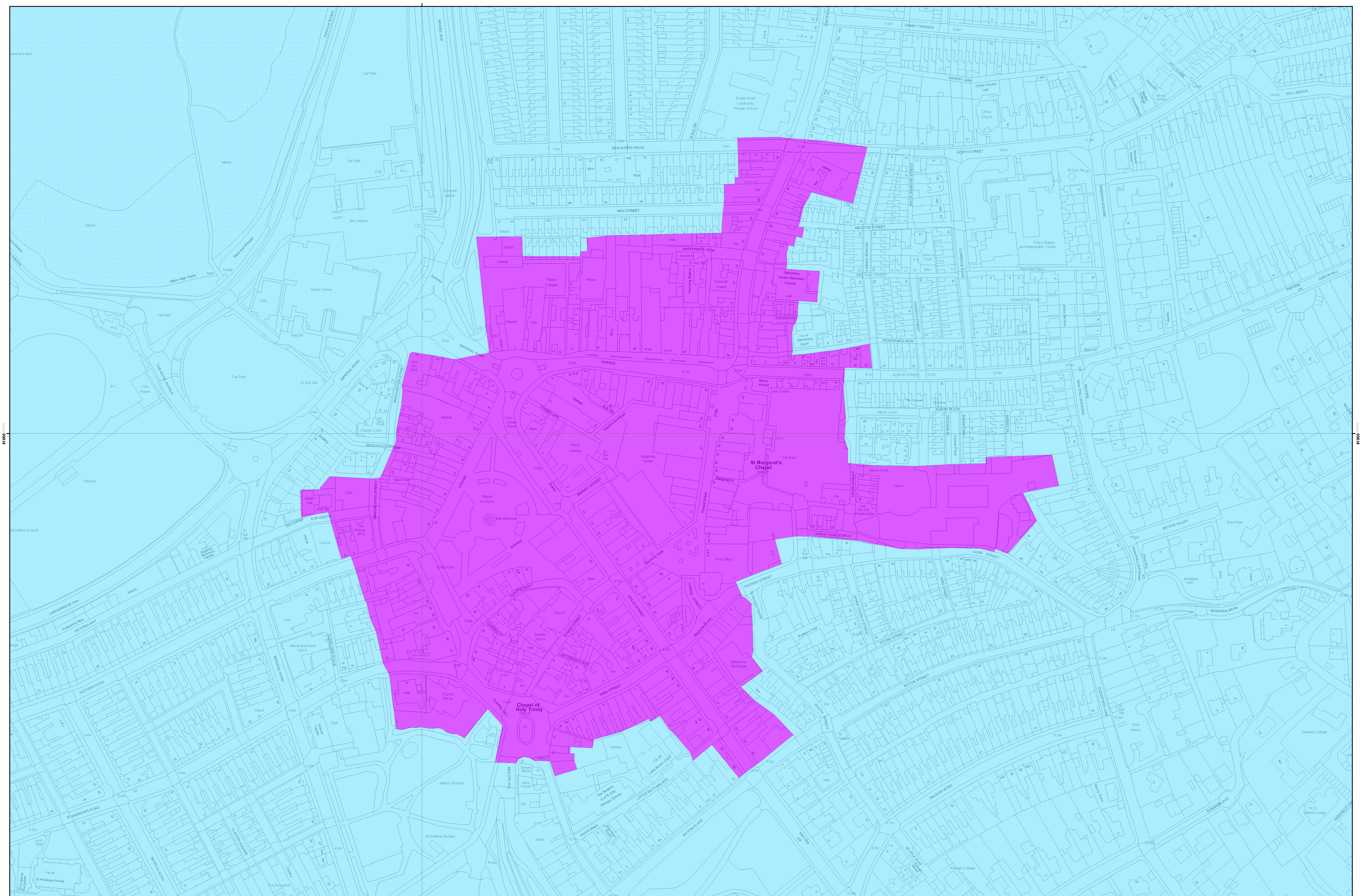


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CIL Zones		Legend	
	£125 Residential CIL Zone		East Devon District Council Boundary
	£80 Residential CIL Zone		Outside Charging Area
	£68 Residential CIL Zone		

Exmouth Residential CIL charging zones

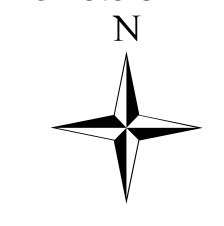
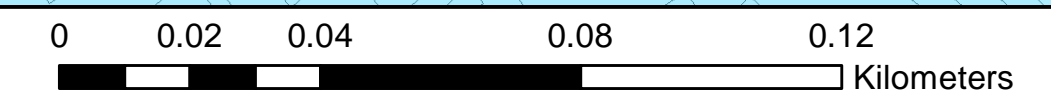


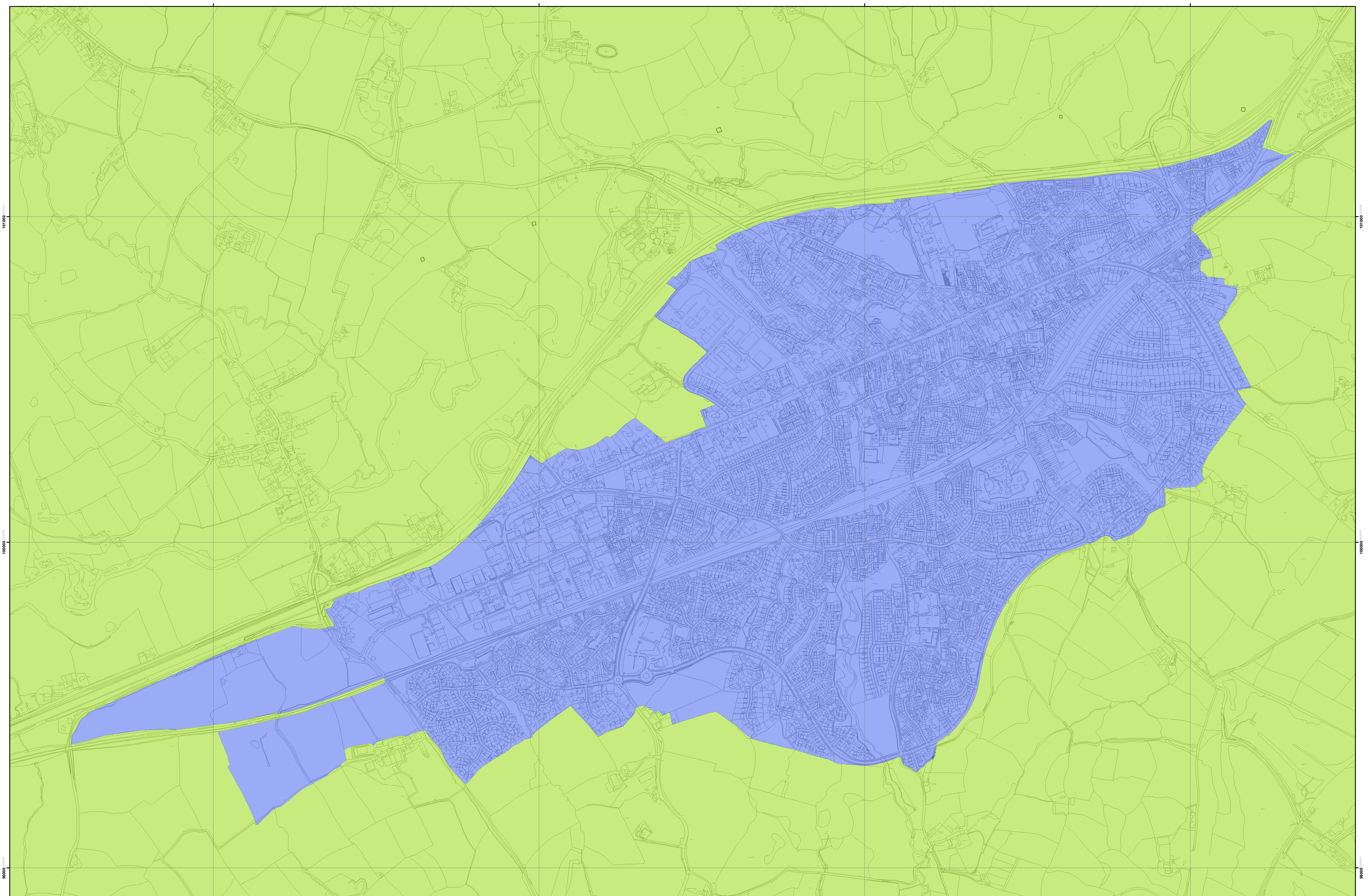


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CIL Zones
 £0 Retail CIL exemption zones
 £150 Retail CIL Zone

Exmouth Retail CIL charging zones

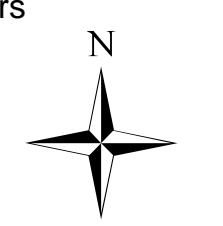
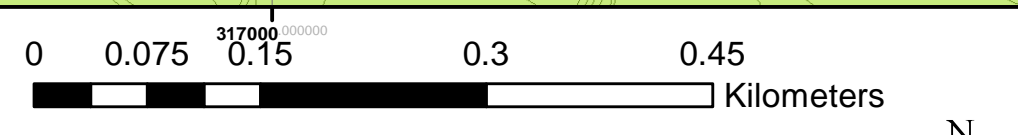


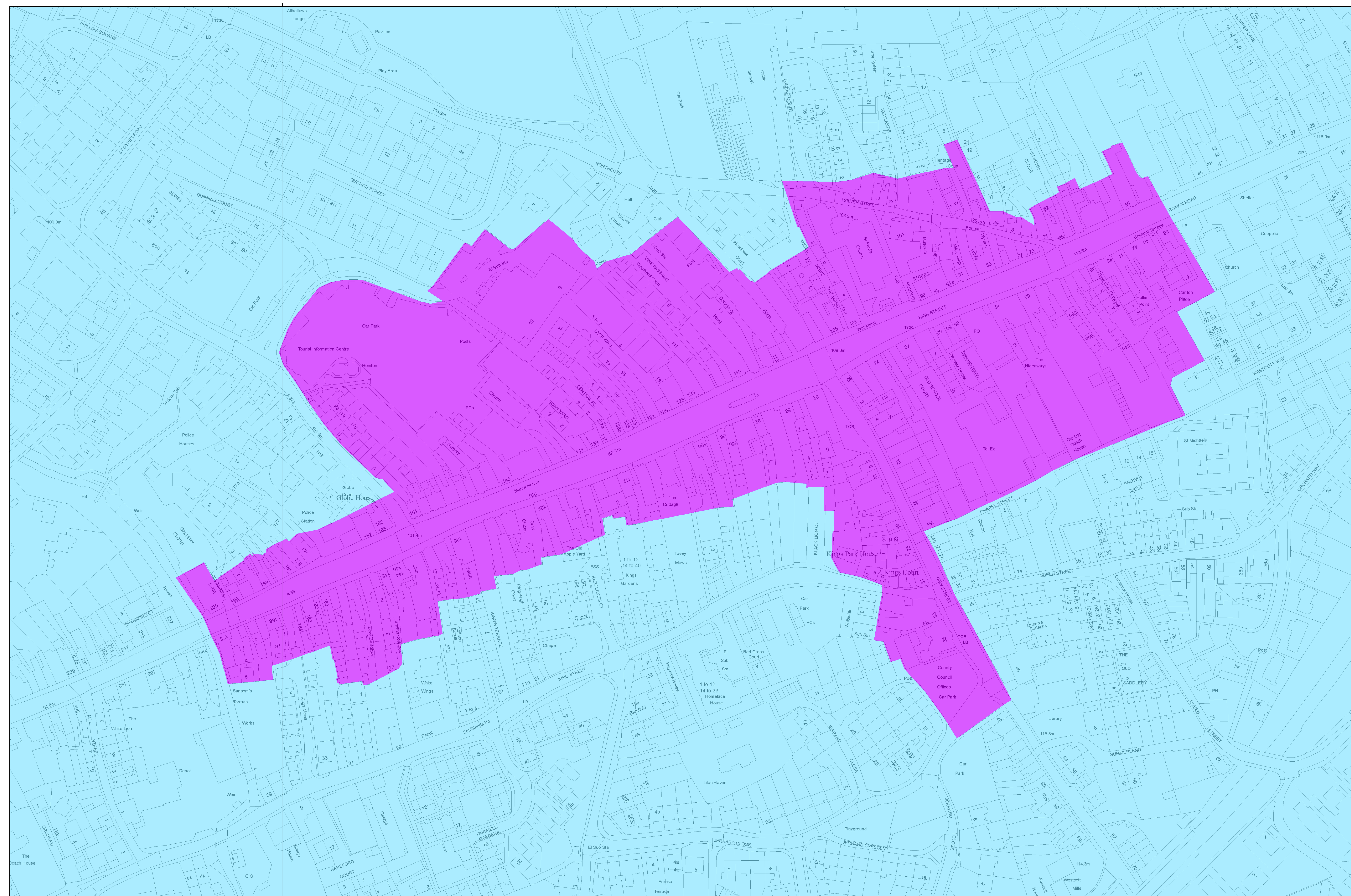


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Honiton Residential CIL charging zones



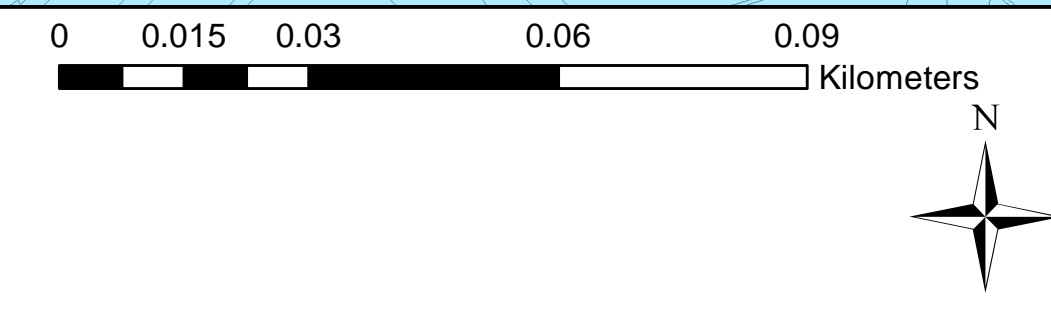


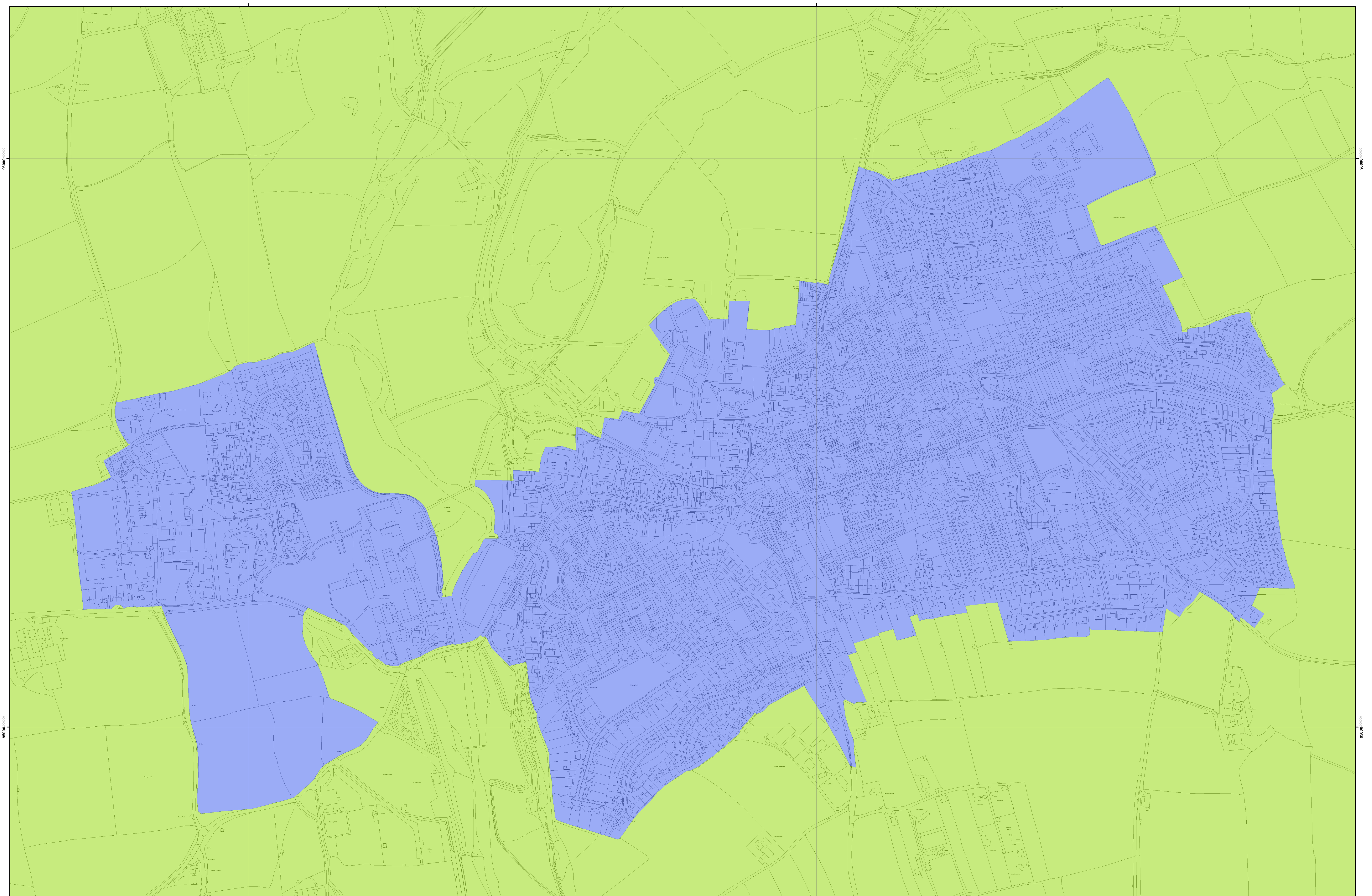
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- CIL Zones**
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Honiton

Retail CIL charging exemption zones

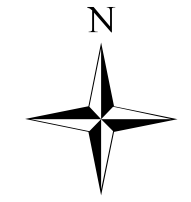
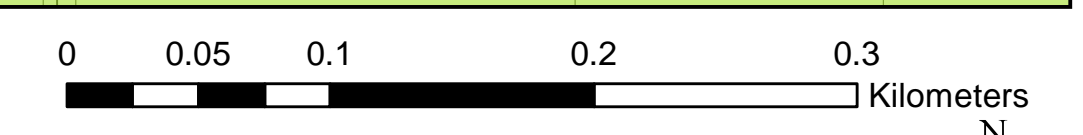


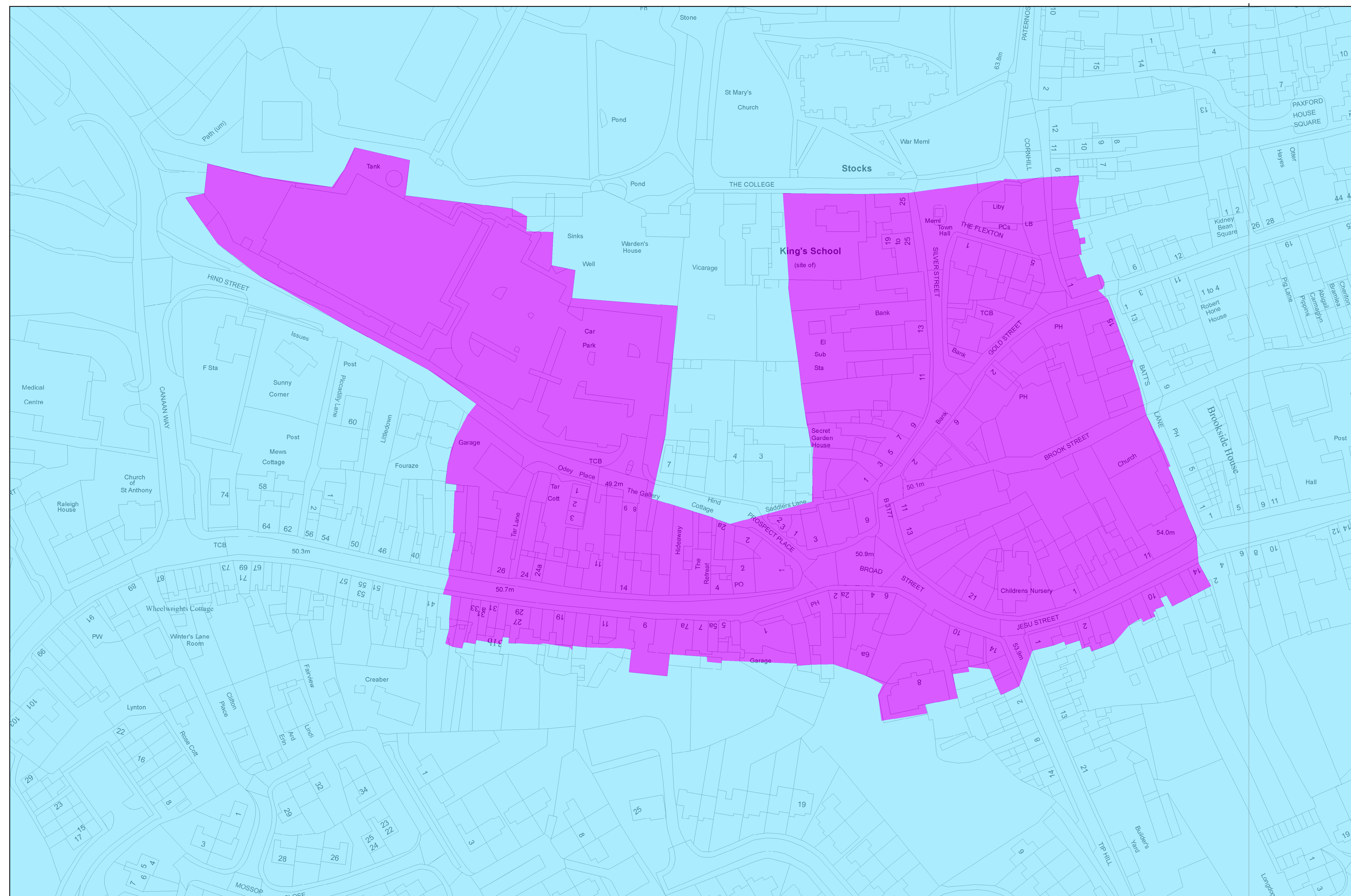


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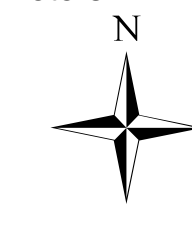
Ottery St Mary Residential CIL charging zones

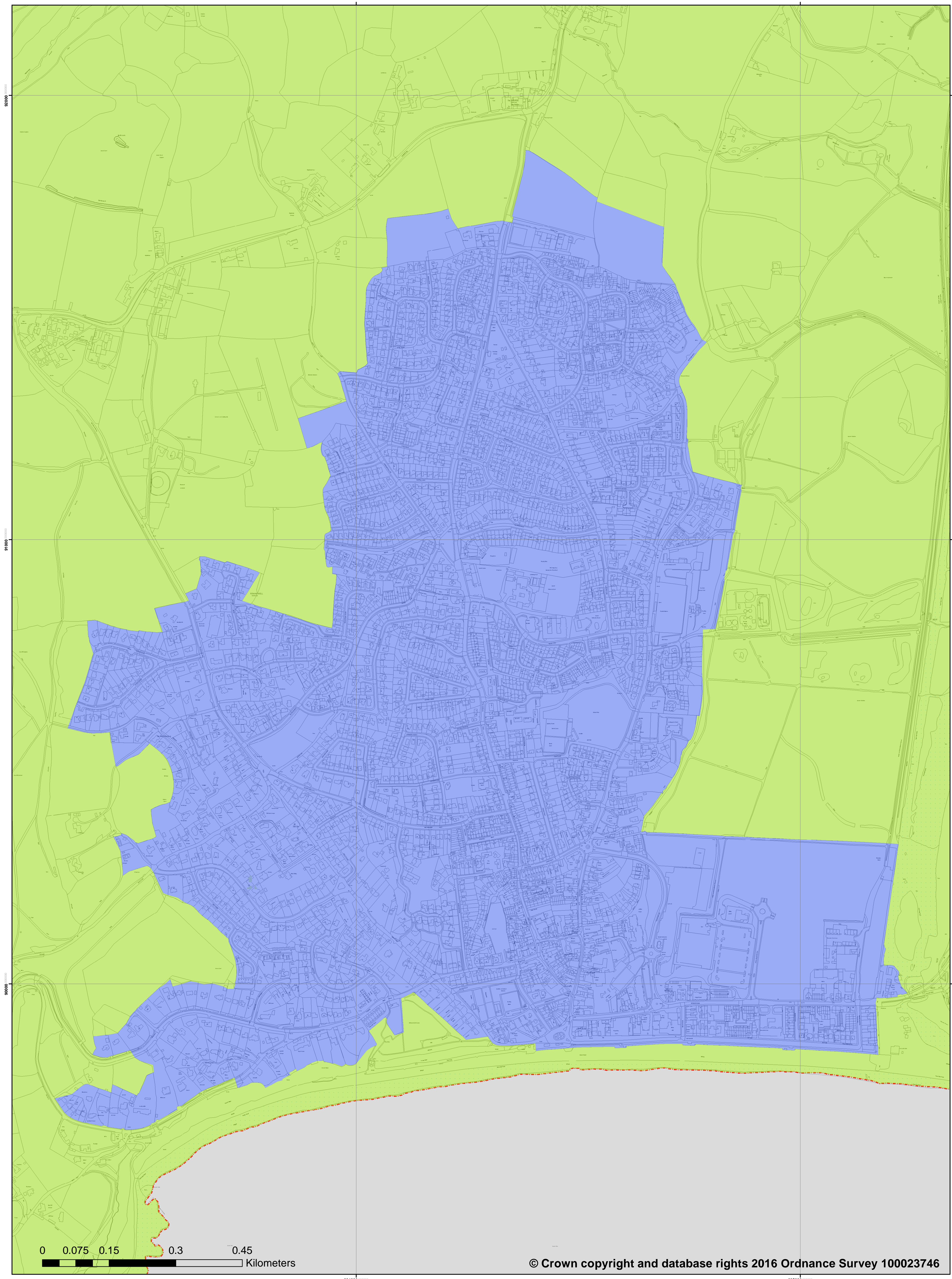




- CIL Zones**
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Ottery St Mary Retail CIL charging exemption zones

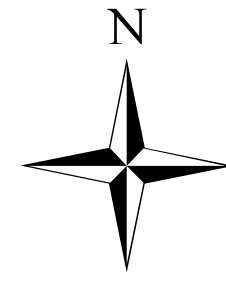


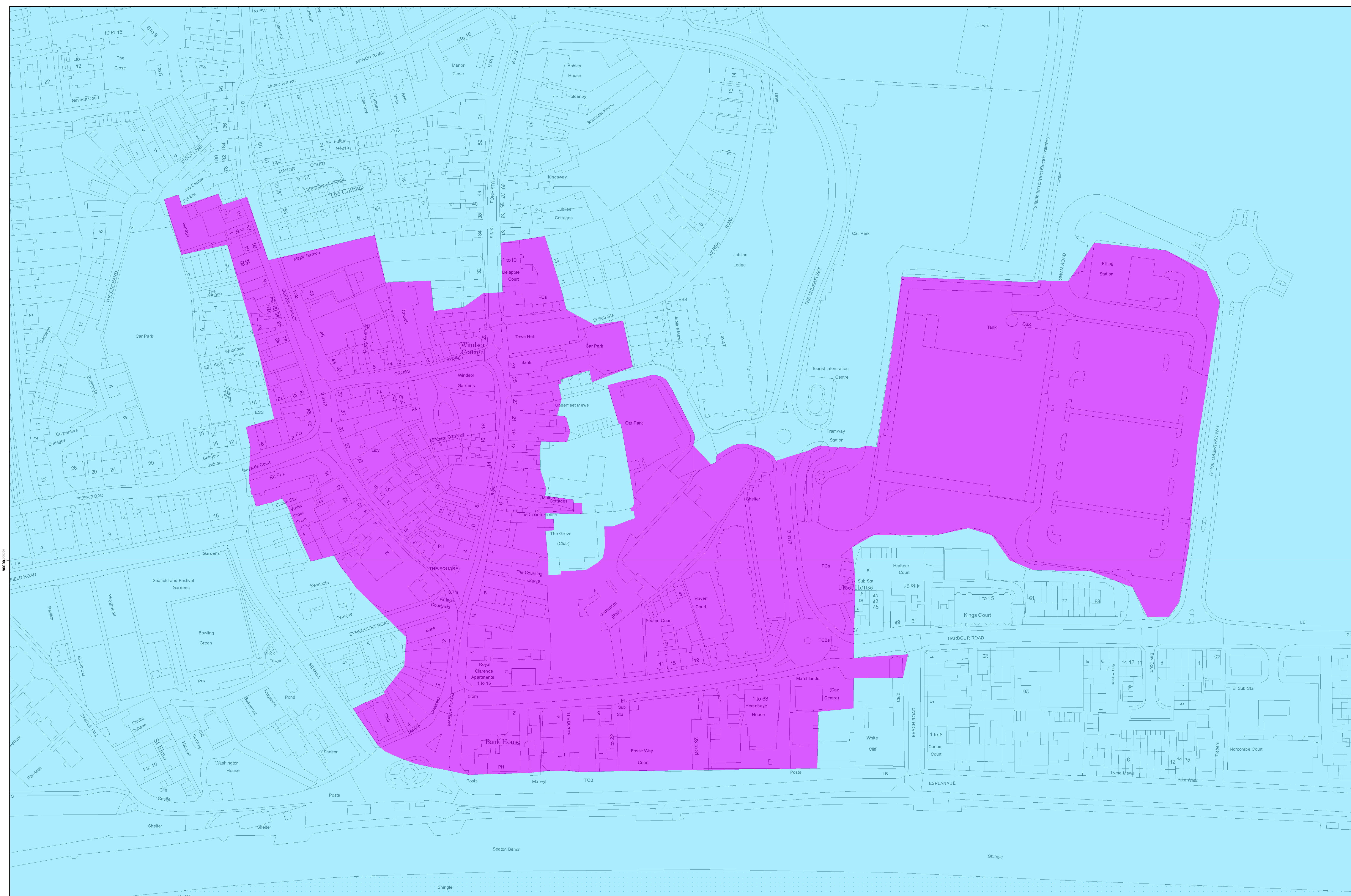


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- | | |
|--|--|
| CIL Zones | Legend |
| £125 Residential CIL Zone | East Devon District Council Boundary |
| £80 Residential CIL Zone | Outside Charging Area |
| £68 Residential CIL Zone | |

Seaton Residential CIL charging zones

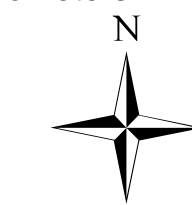
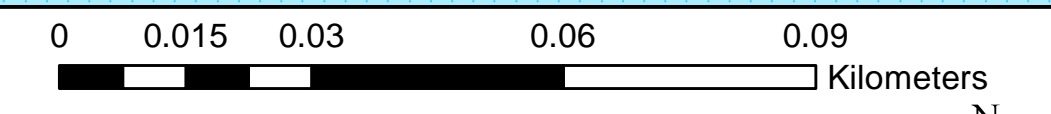




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- Legend**
- East Devon District Council Boundary
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Seaton Retail CIL charging zones

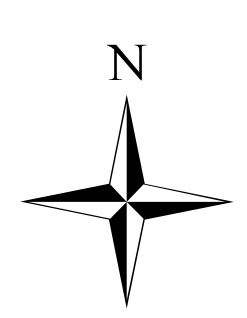


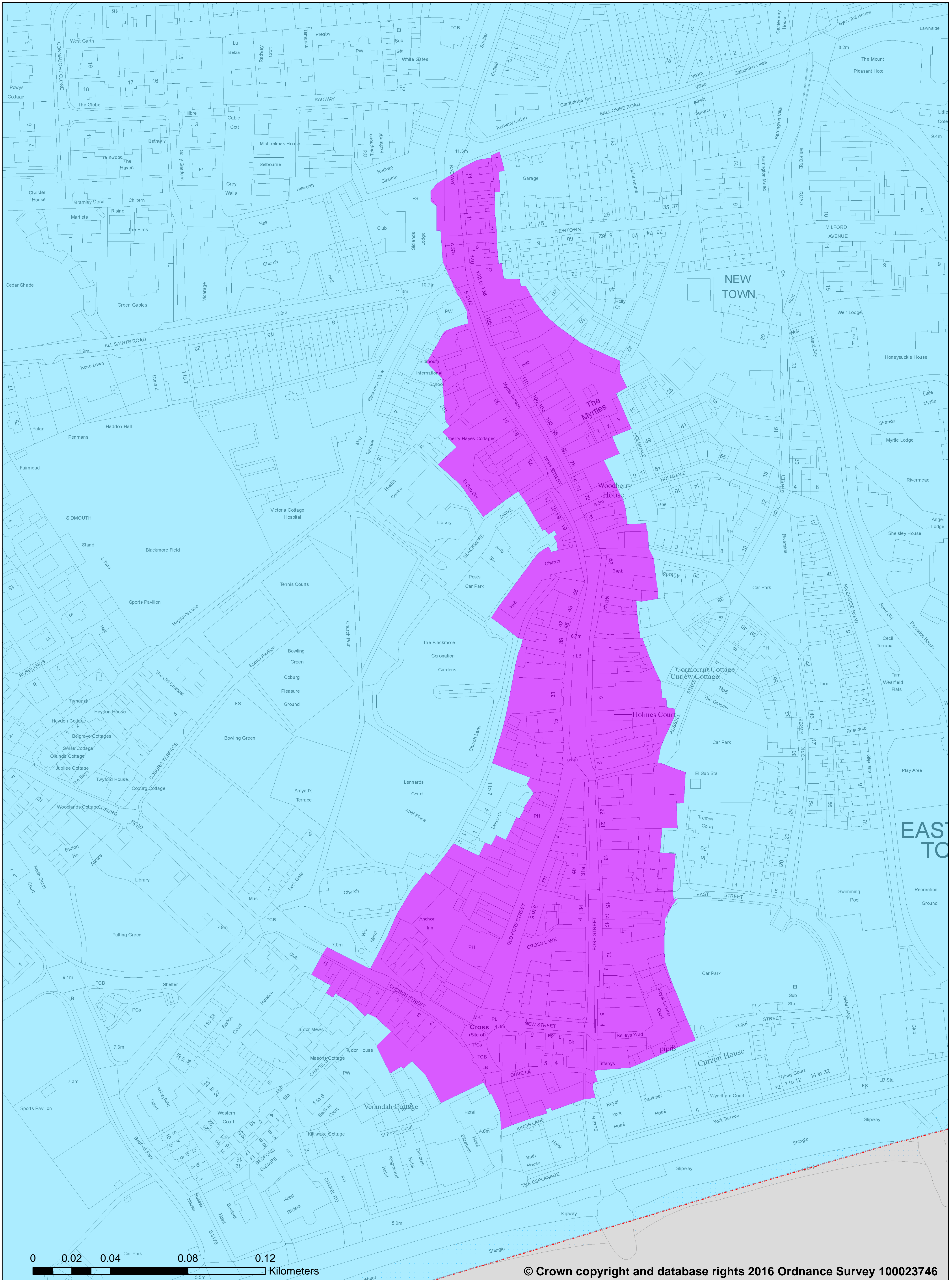


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CIL Zones		Legend	
■	£125 Residential CIL Zone		East Devon District Council Boundary
■	£80 Residential CIL Zone		Outside Charging Area
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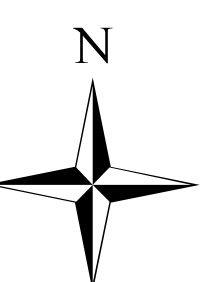
Sidmouth Residential CIL charging zones

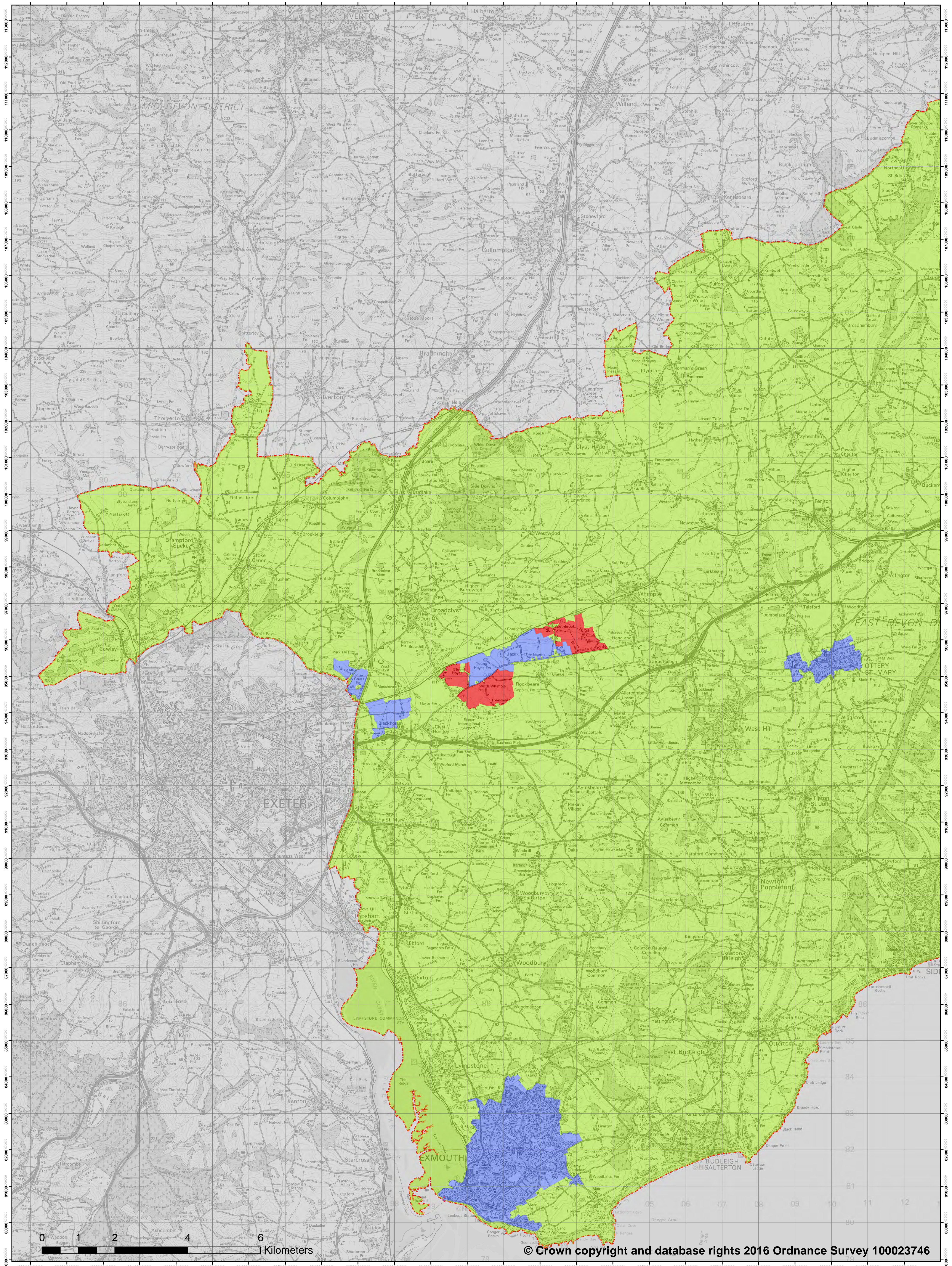




- CIL Zones**
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- Legend**
- East Devon District Council Boundary
 - Outside Charging Area

Sidmouth Retail CIL charging zones





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CIL Zones

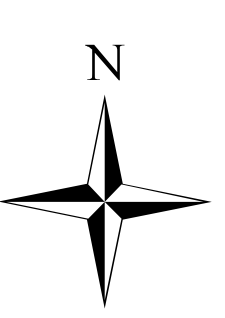
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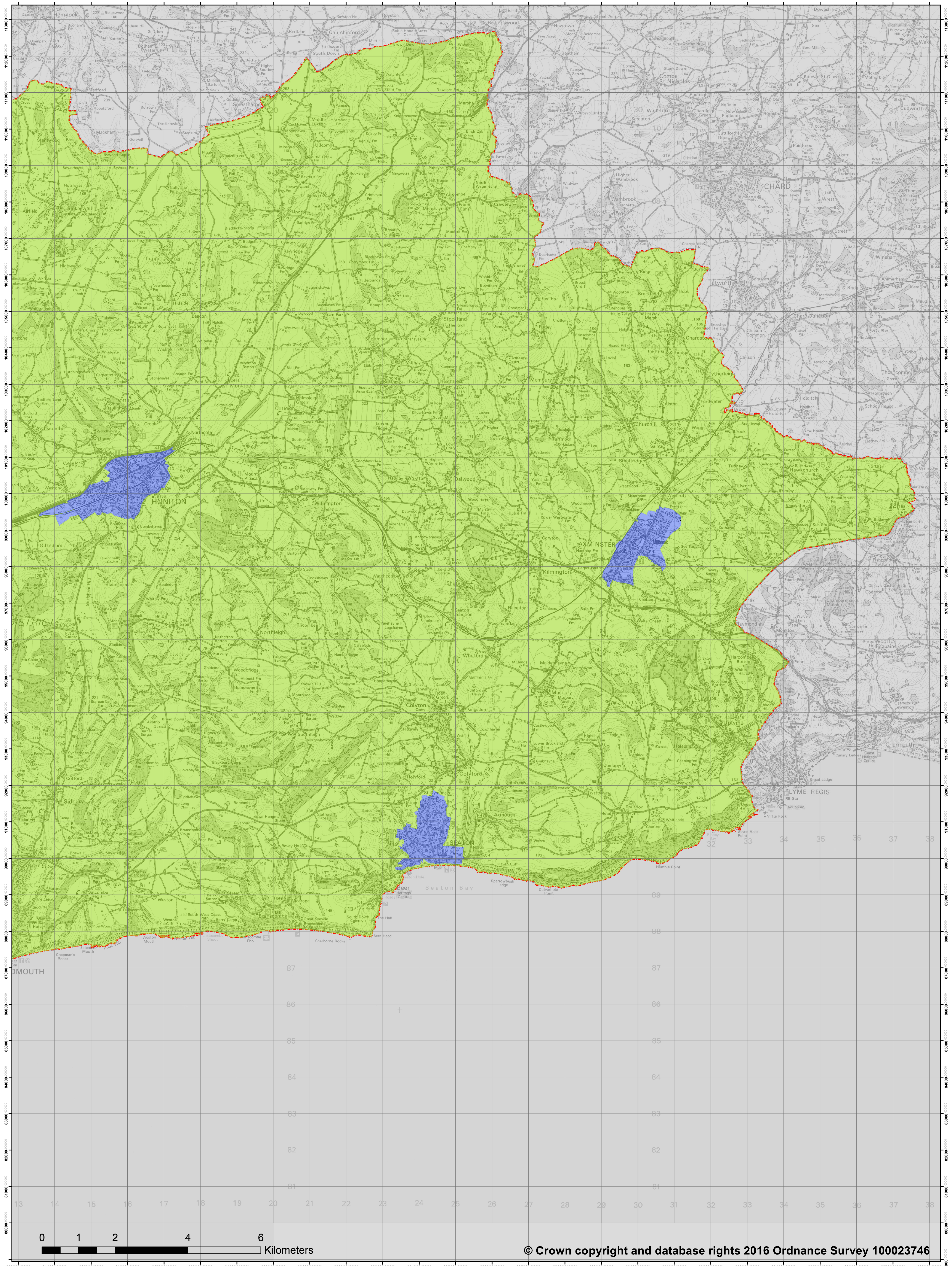
Legend

- East Devon District Council Boundary
- Outside Charging Area

West of District CIL Map

Residential CIL charging zones





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CIL Zones

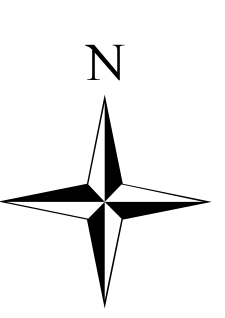
- £125 Residential CIL Zone
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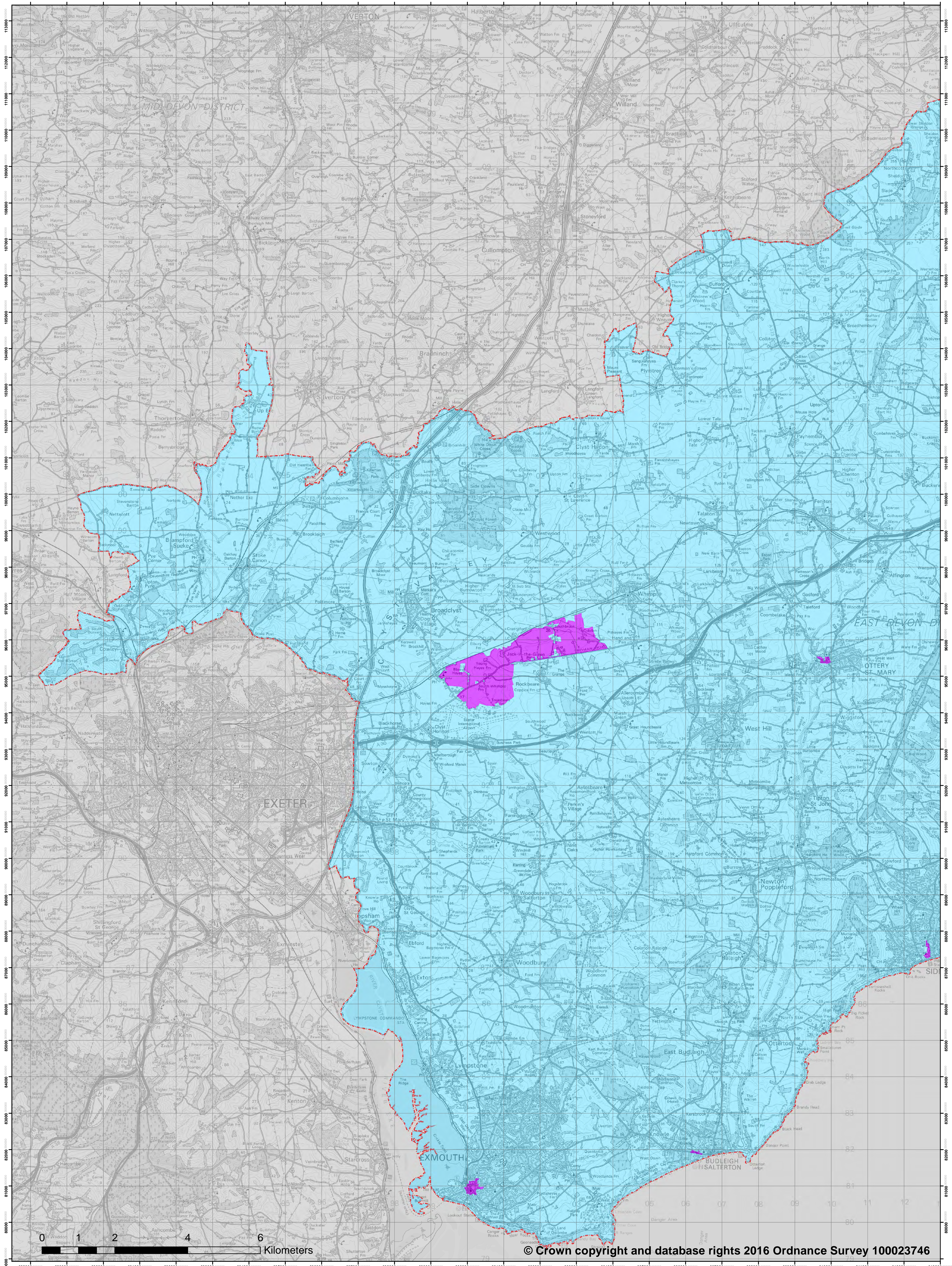
Legend

- East Devon District Council Boundary
- Outside Charging Area

East of District CIL Map

Residential CIL charging zones





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CIL Zones

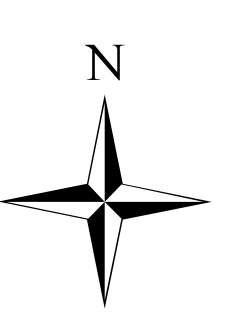
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- £150 Retail CIL Zone

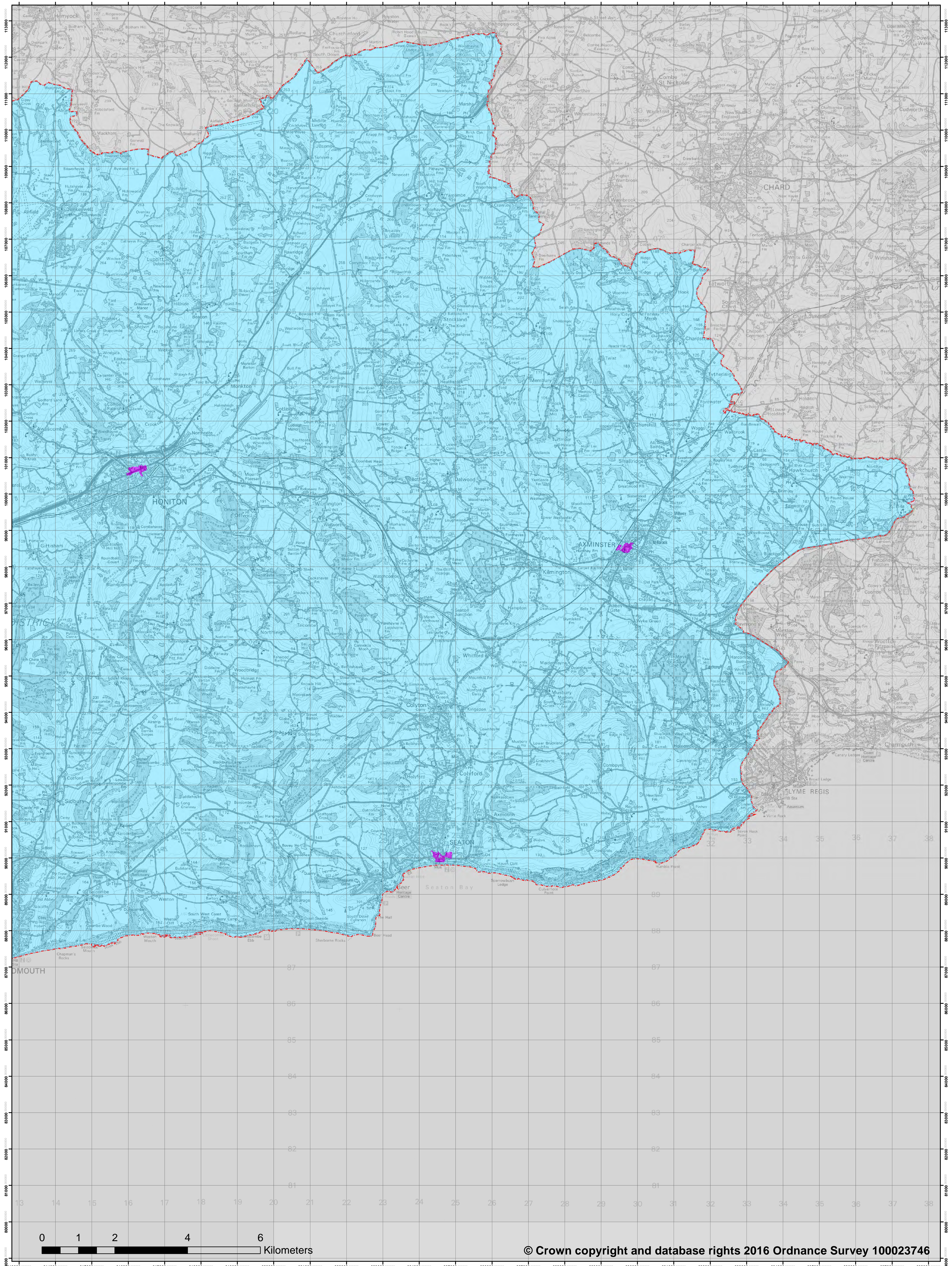
Legend

- East Devon District Council Boundary
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West of District CIL Map

Retail CIL charging zones





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CIL Zones

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Legend

- East Devon District Council Boundary
- Outside Charging Area

East of District CIL Map

Retail CIL charging zones

