

Community Infrastructure Levy

Charging Schedule



Approved on 21 October 2020

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01395 571684

Email: planningpolicy@eastdevon.gov.uk

<https://eastdevon.gov.uk/planning/planning-policy/>
[@eastdevon](#)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

| | | |
|---|---------------------------------|---|
| 1 | Charging Schedule | 4 |
| 2 | Maps of the Charging Zones..... | 6 |

1 Charging Schedule

1.1 New development in East Devon will be charged Community Infrastructure Levy (CIL) at the rates shown in the table below (Figure 1). Maps of the charging zones showing where the different CIL rates apply are set out in [section 2](#).

Figure 1: The Charging Schedule

| Type of development | Rate (per square metre) |
|--|-------------------------|
| All development at Cranbrook | £0 |
| General residential development in Sidmouth and Budleigh Salterton | £200 |
| General residential development in the rest of East Devon | £150 |
| Sheltered housing, extra care housing and care homes ¹ | £0 |
| Rural Exception Sites | £0 |
| Strategic sites ² | £100 |
| Retail (out of town centre) ³ | £84 |
| All other non-residential uses | £0 |

¹ Retirement housing - This is often known as “Sheltered Housing” or “Retirement Living”. Retirement Housing usually provides some facilities that you would not find in completely independent accommodation. These can include (secure main entrance, residents’ lounge, access to an emergency alarm service, a guest room. Extra facilities and services are paid for through a service charge on top of the purchase price or rent. To move into retirement housing, occupants are assumed to be independent enough not to need care staff permanently on site.

Supported housing - This is often known as “Extra Care Housing” or “Assisted Living”. Everyday care and support will be available. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day). Service charges are likely to be higher than in retirement housing but this reflects the more extensive range of facilities.

‘Care homes’ are defined as residential care homes or nursing homes where integral 24 hour personal care and/or nursing care are provided together with all meals. A care home is typically a residential setting where a number of older people live, usually in single rooms and people occupy under a licence agreement.

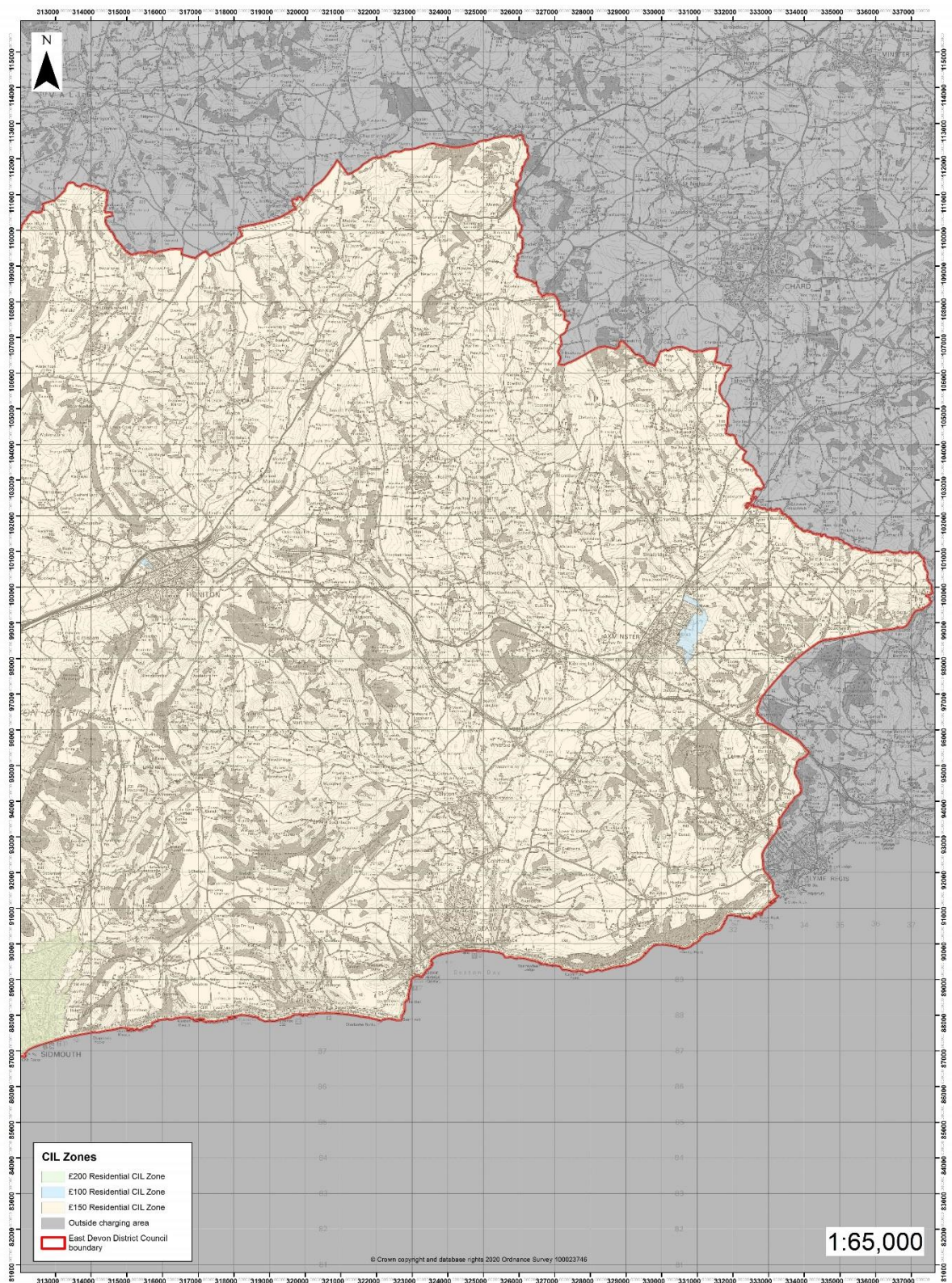
² Rate applies to residential development on strategic sites, as shown on the charging zone maps.

³ Retail is defined as all uses that fall within Classes A1, A2, A3, A4 and A5 of the Town and Country Planning (Use Classes) Order 1987 as amended, or any other order altering, amending or varying that Order, and related sui generis uses. The retail rate applies to qualifying floor space outside of Town Centre Shopping Areas as defined in the East Devon Local Plan 2013 to 2031 and East Devon Villages Plan, as shown on the charging zone maps.

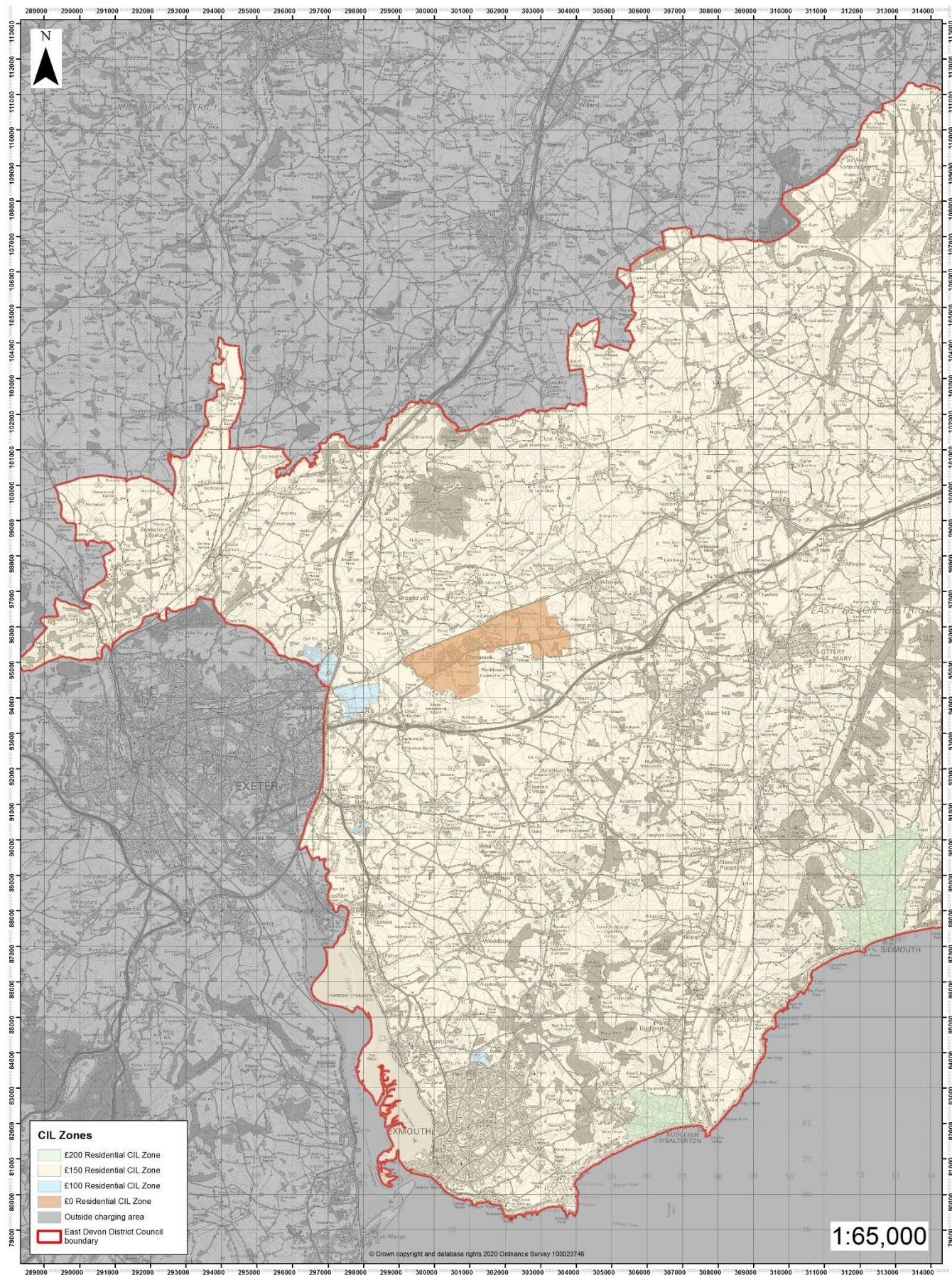
- 1.2 The rates in Figure 1 replace those in the previous East Devon CIL Charging Schedule, adopted in April 2016.
- 1.3 The amount of CIL to be paid is calculated in accordance with Regulation 40 of the CIL Regulations 2010 (as amended). In summary, CIL is charged in pounds per square metre on the net additional increase in gross internal area (GIA). The payable amount is calculated by multiplying the net additional GIA by the CIL rate for a particular development (shown in Figure 1 above), and then factoring in an index figure that allows for inflation. National planning practice guidance on CIL is available at:
<https://www.gov.uk/guidance/community-infrastructure-levy>
- 1.4 This Charging Schedule was approved by East Devon District Council on 21 October 2020 and takes effect on Monday 1 February, 2021. It has been issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008.

2 Maps of the Charging Zones

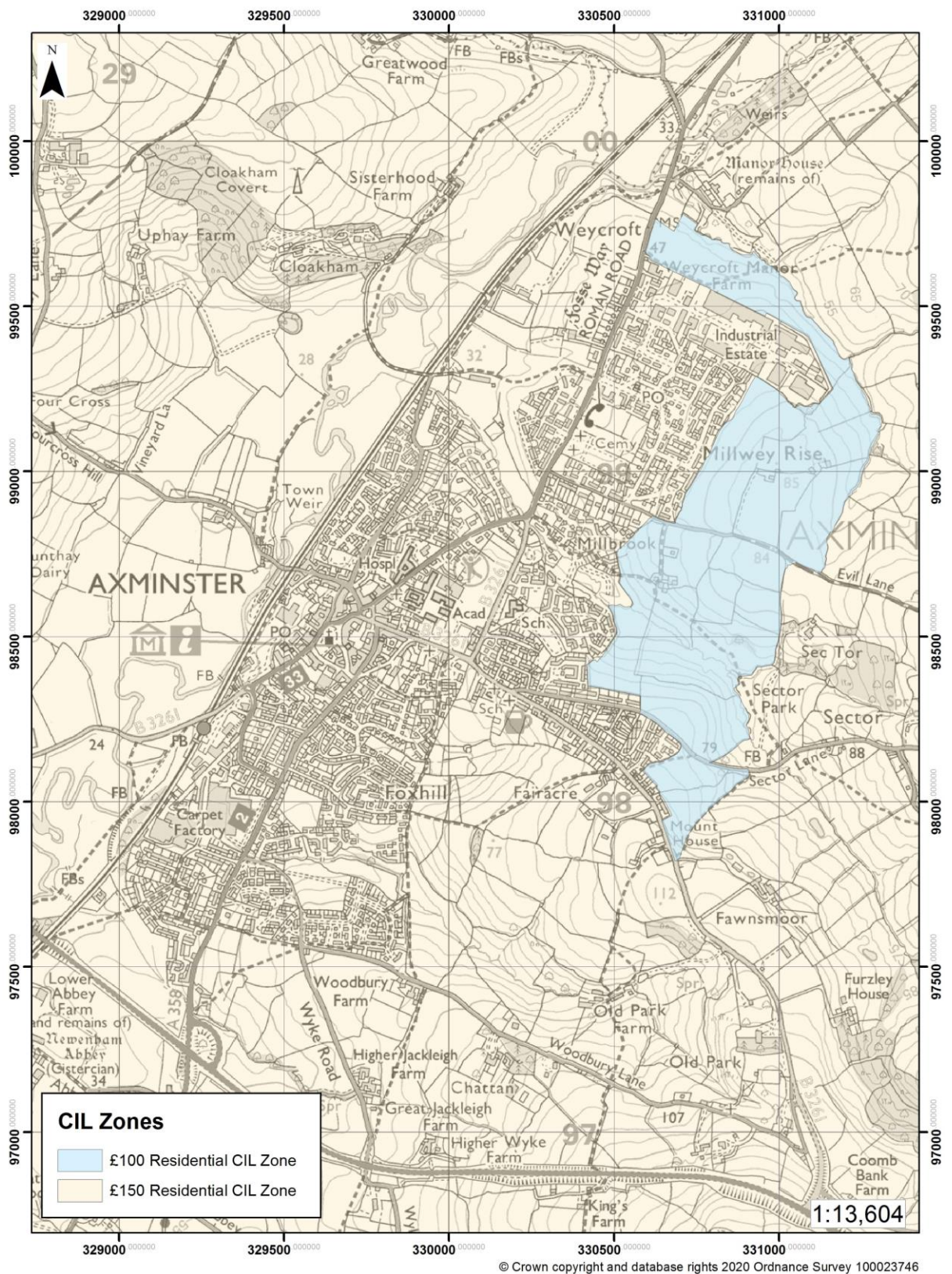
- 2.1 The maps on the following pages show where the CIL rates apply, known as the “charging zones”. The maps have been prepared in accordance with Regulation 12(2)(c) of the CIL Regulations 2010 (as amended).



East of District - Residential CIL charging zones

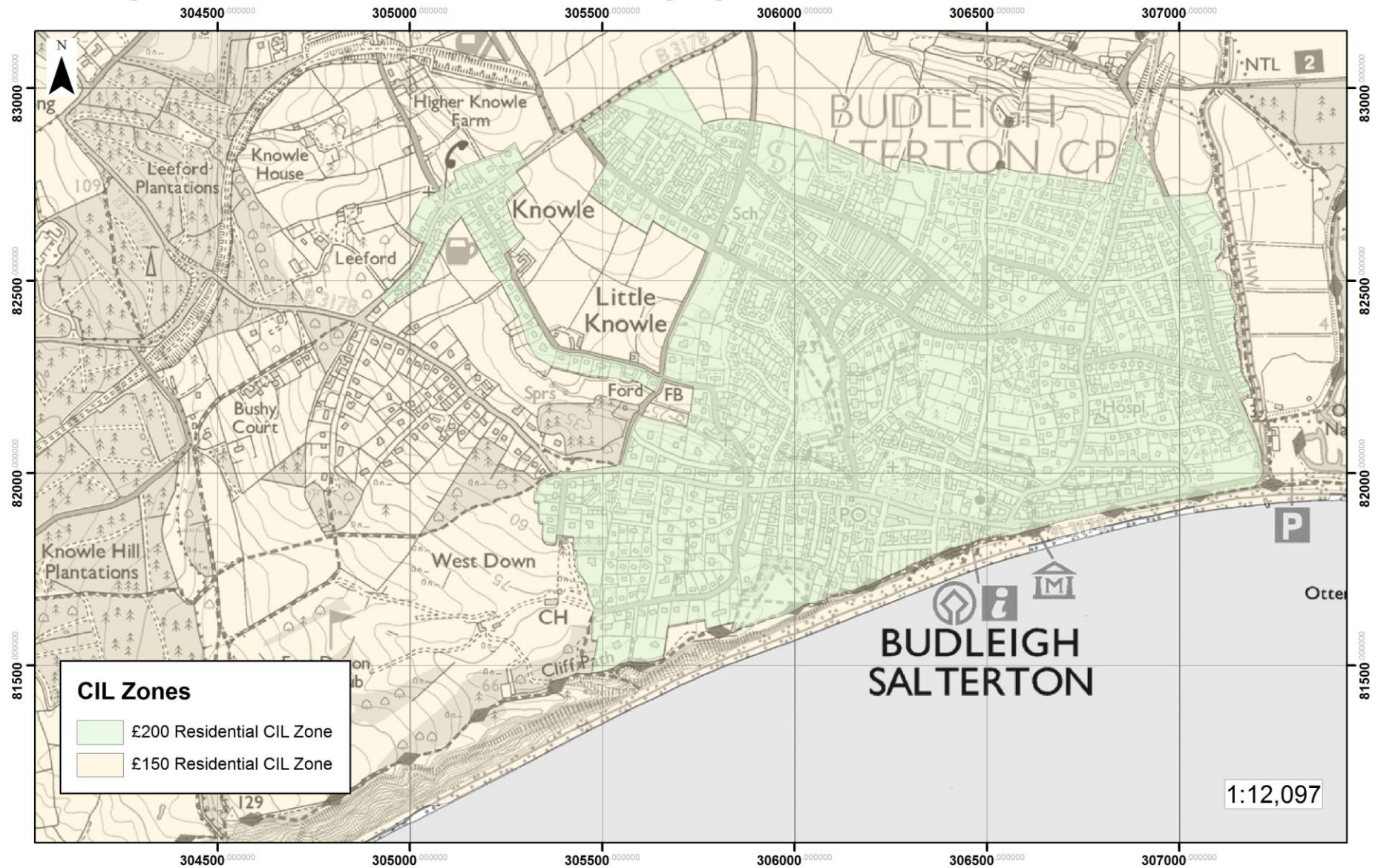


West of District - Residential CIL charging zones

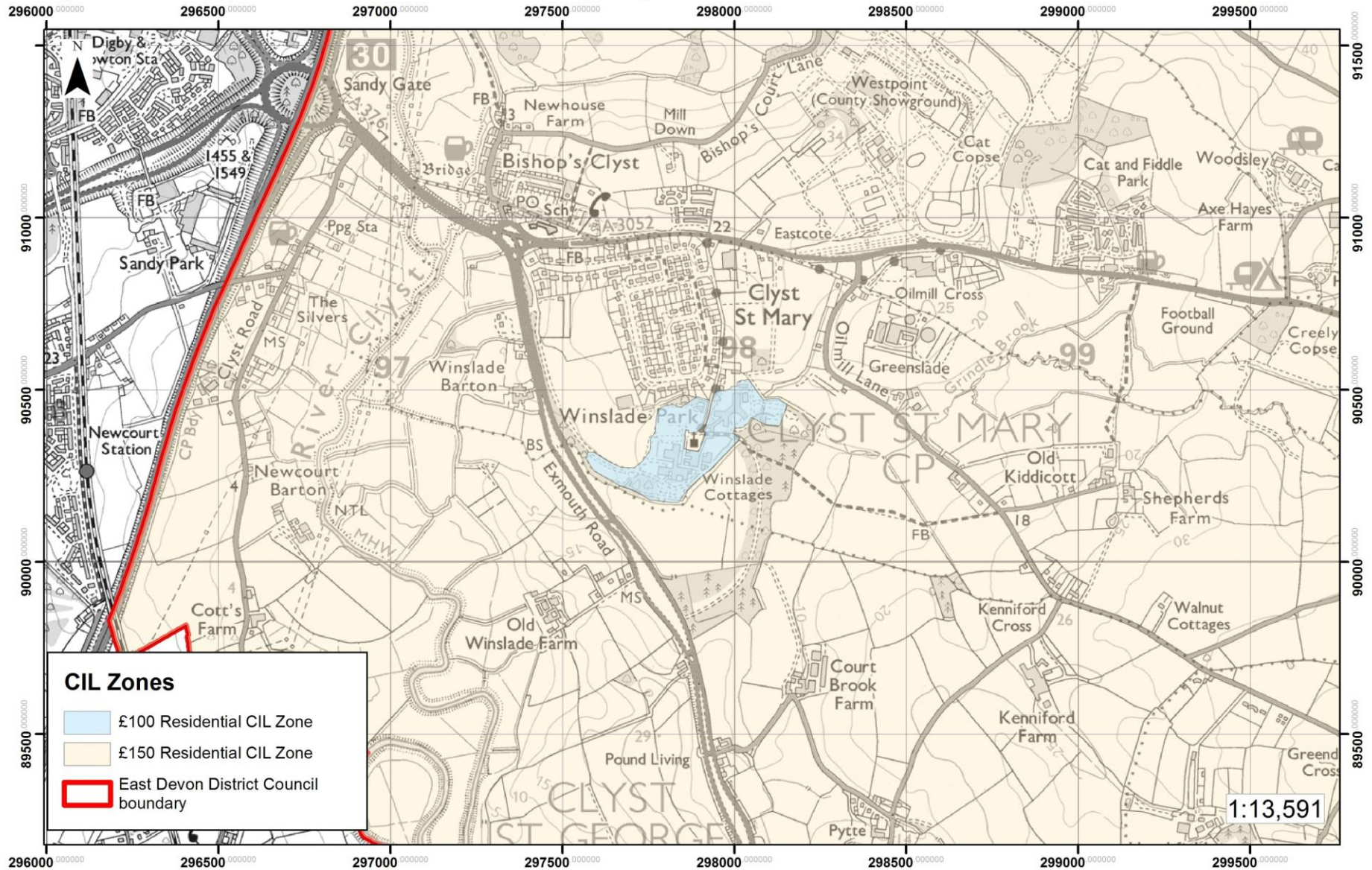


Axminster - Residential CIL charging zones

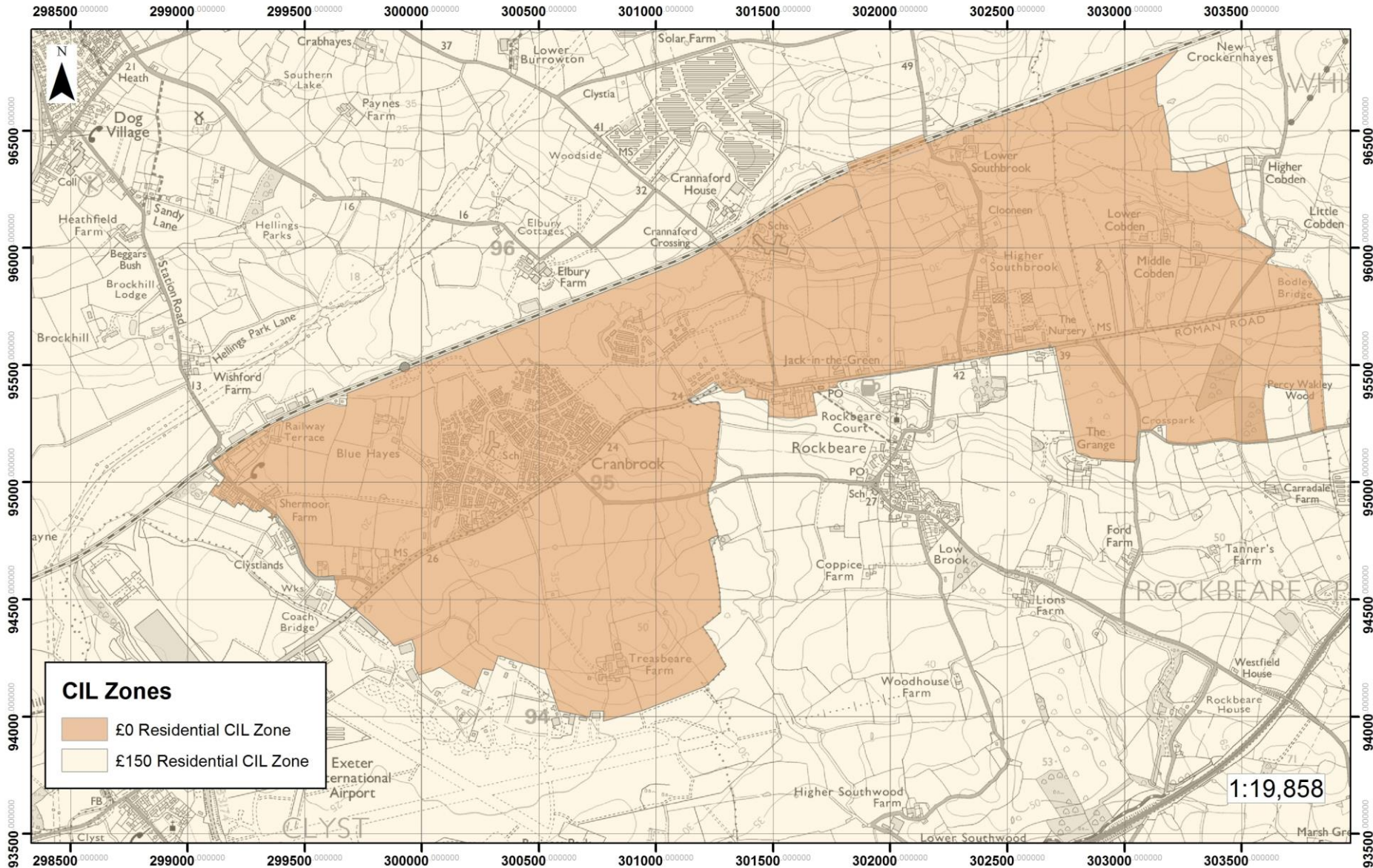
Budleigh Salterton - Residential CIL charging zones



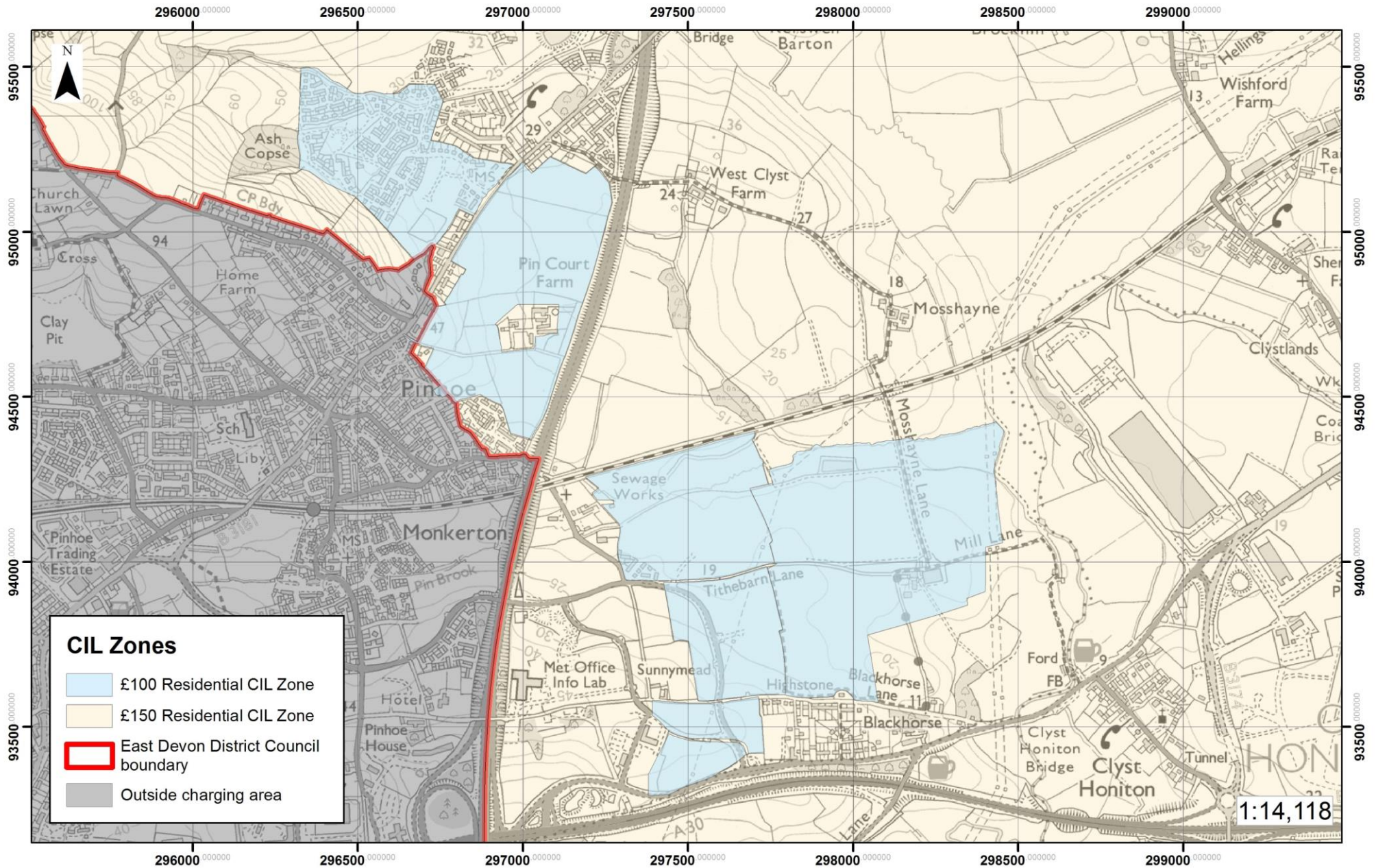
Clyst St Mary - Residential CIL charging zones



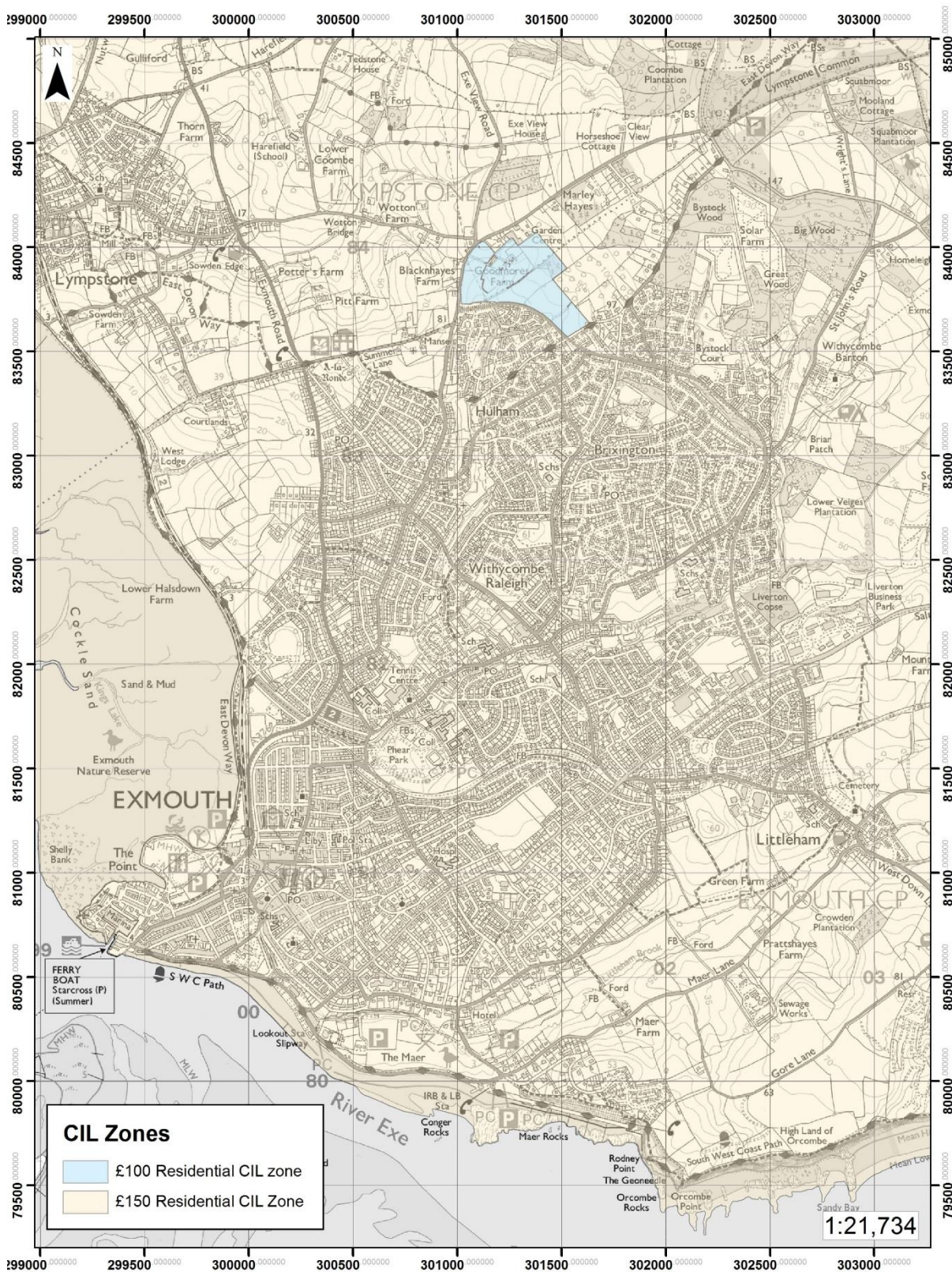
Cranbrook - Residential CIL charging zones



Edge of Exeter - Residential CIL charging zones



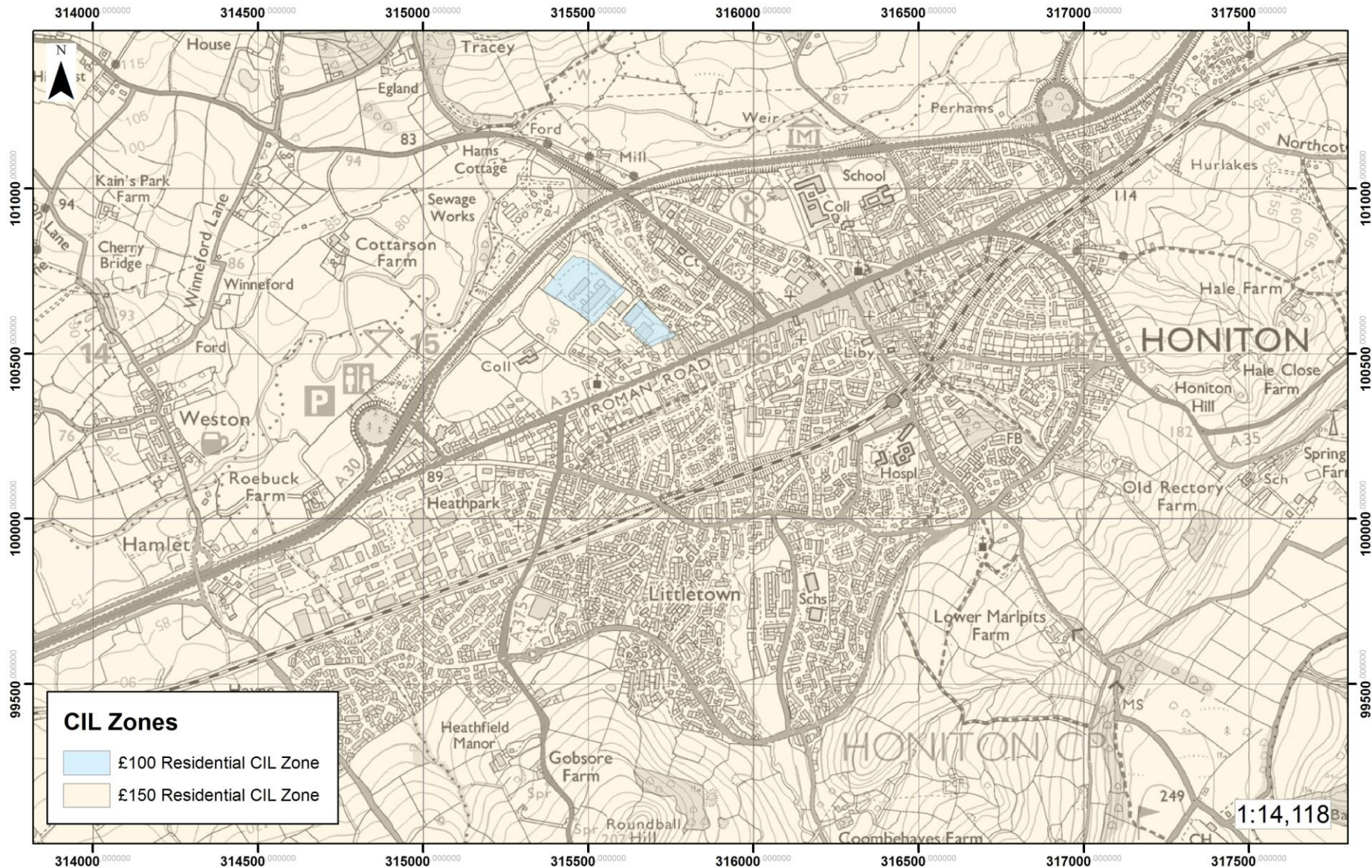
East Devon Community Infrastructure Levy Charging Schedule



© Crown copyright and database rights 2020 Ordnance Survey 100023746

Exmouth - Residential CIL charging zones

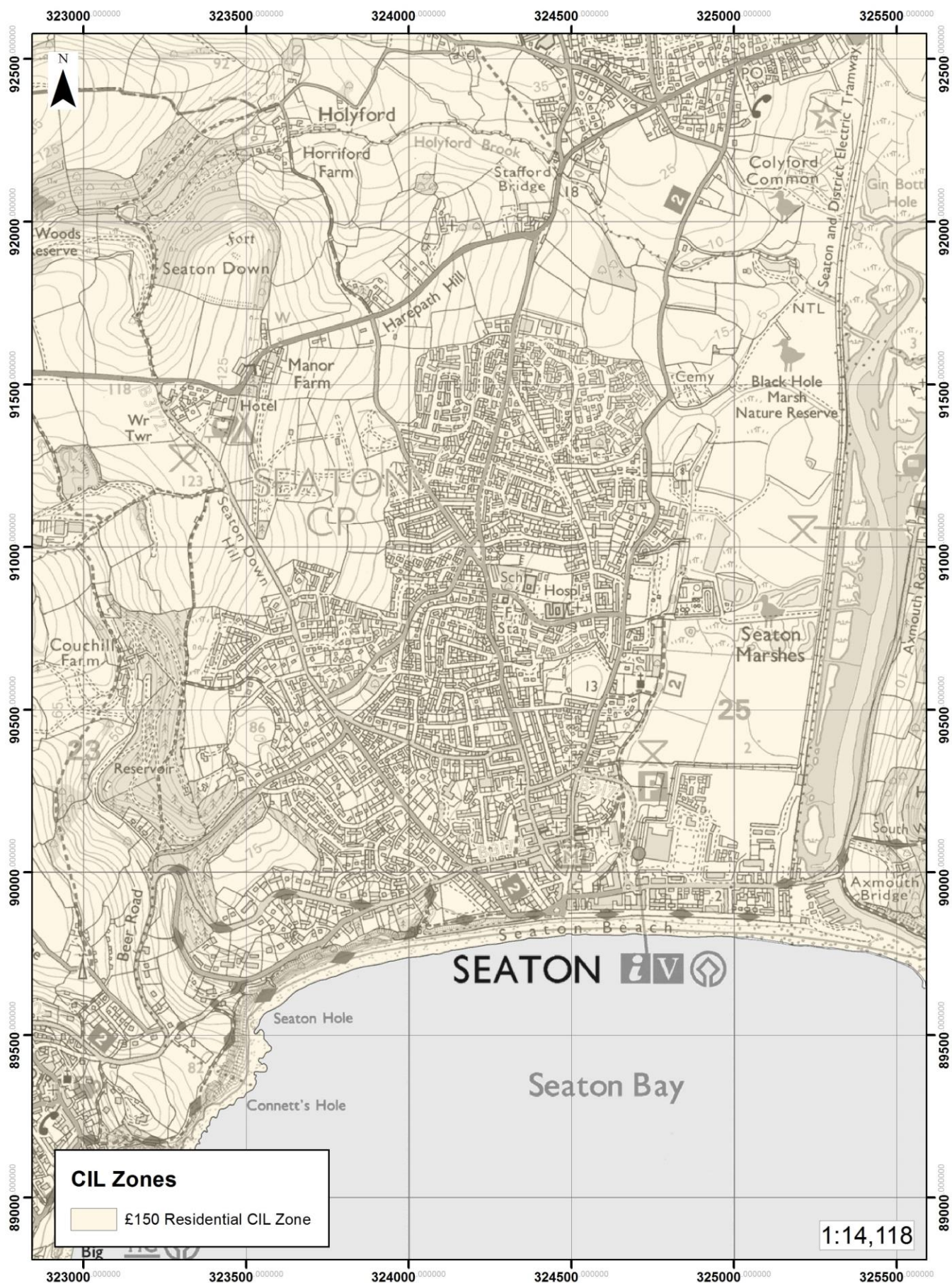
Honiton - Residential CIL charging zones





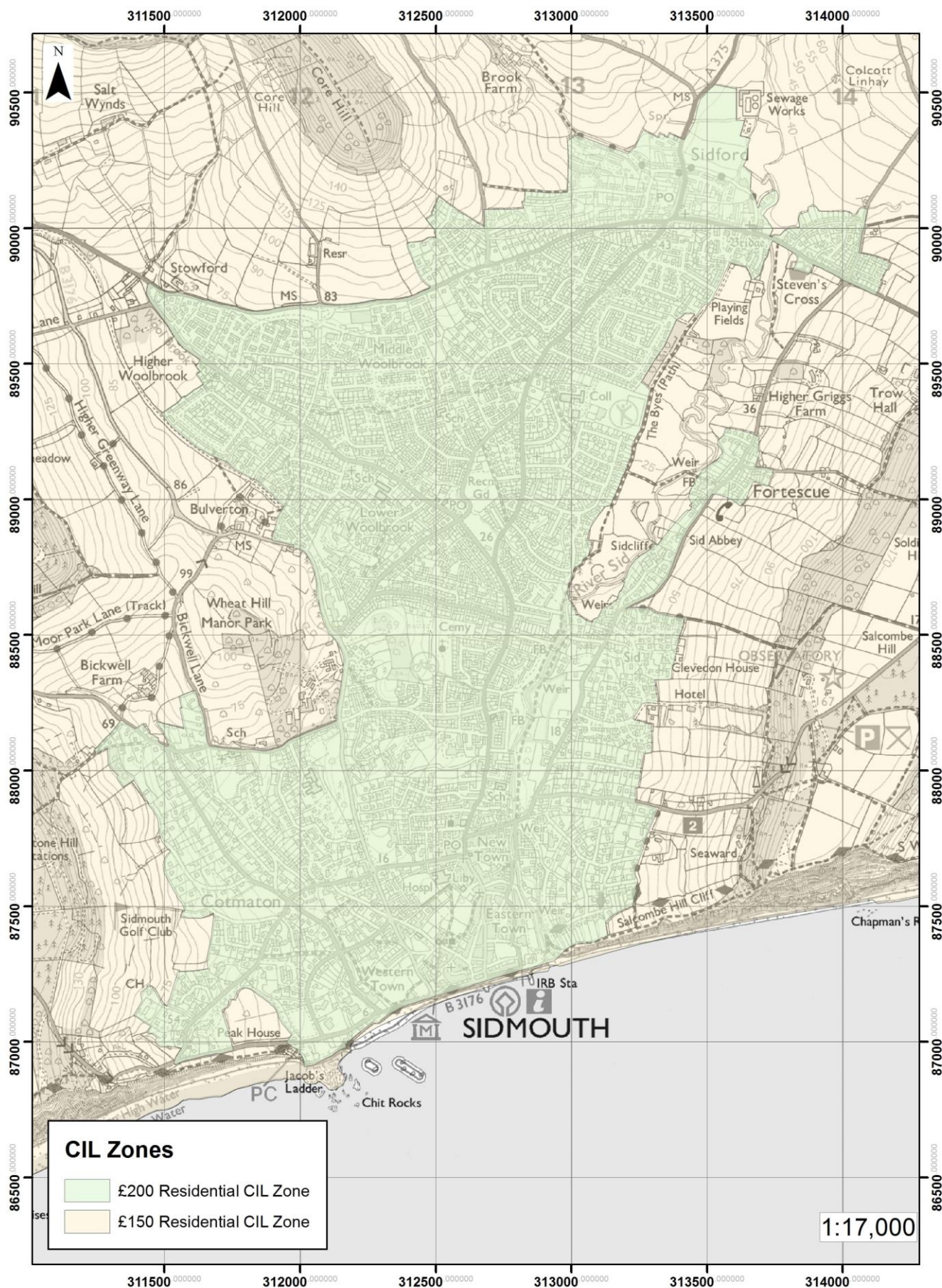
Ottery St Mary - Residential CIL charging zones

East Devon Community Infrastructure Levy Charging Schedule



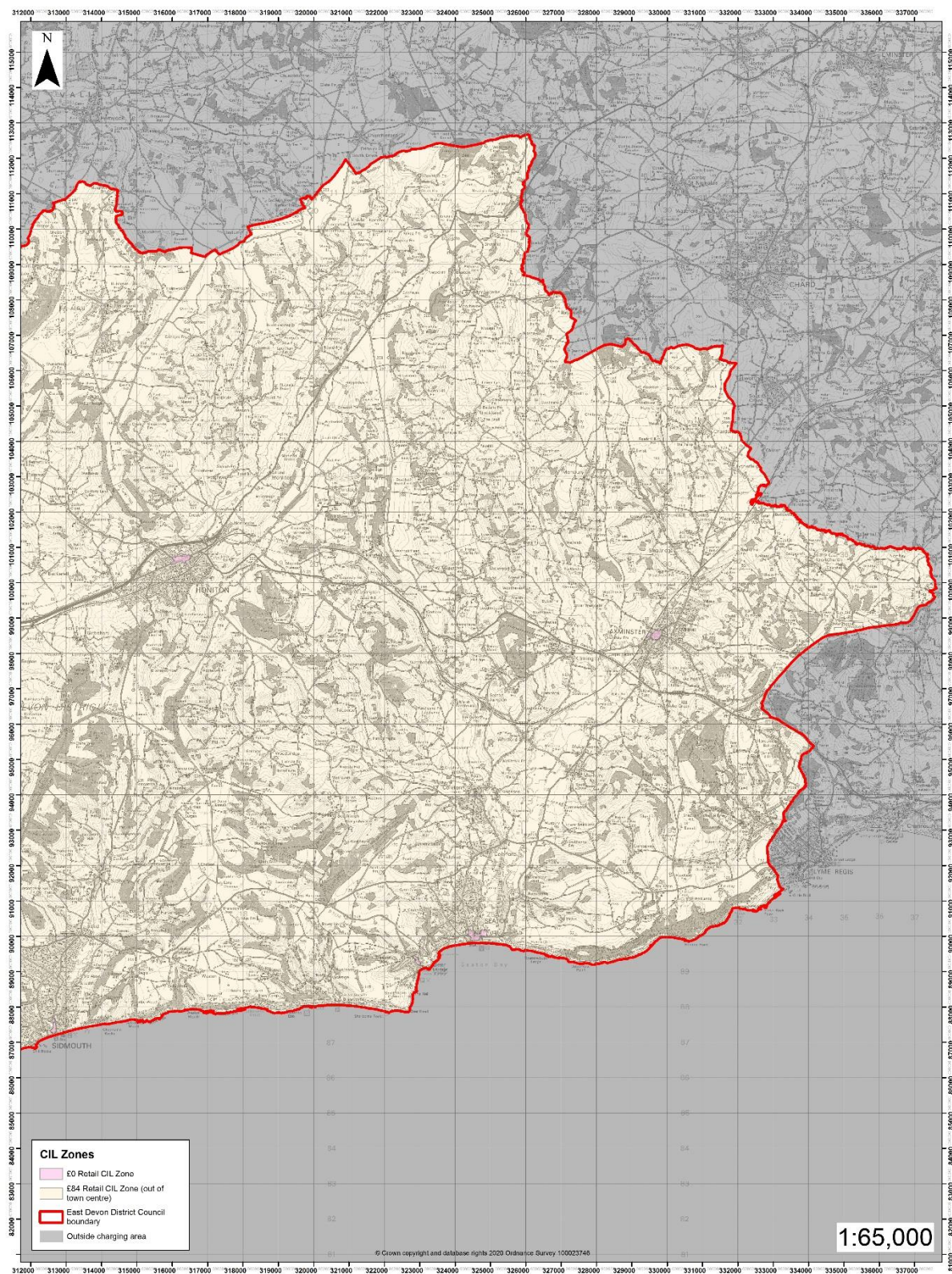
Seaton - Residential CIL charging zones

East Devon Community Infrastructure Levy Charging Schedule

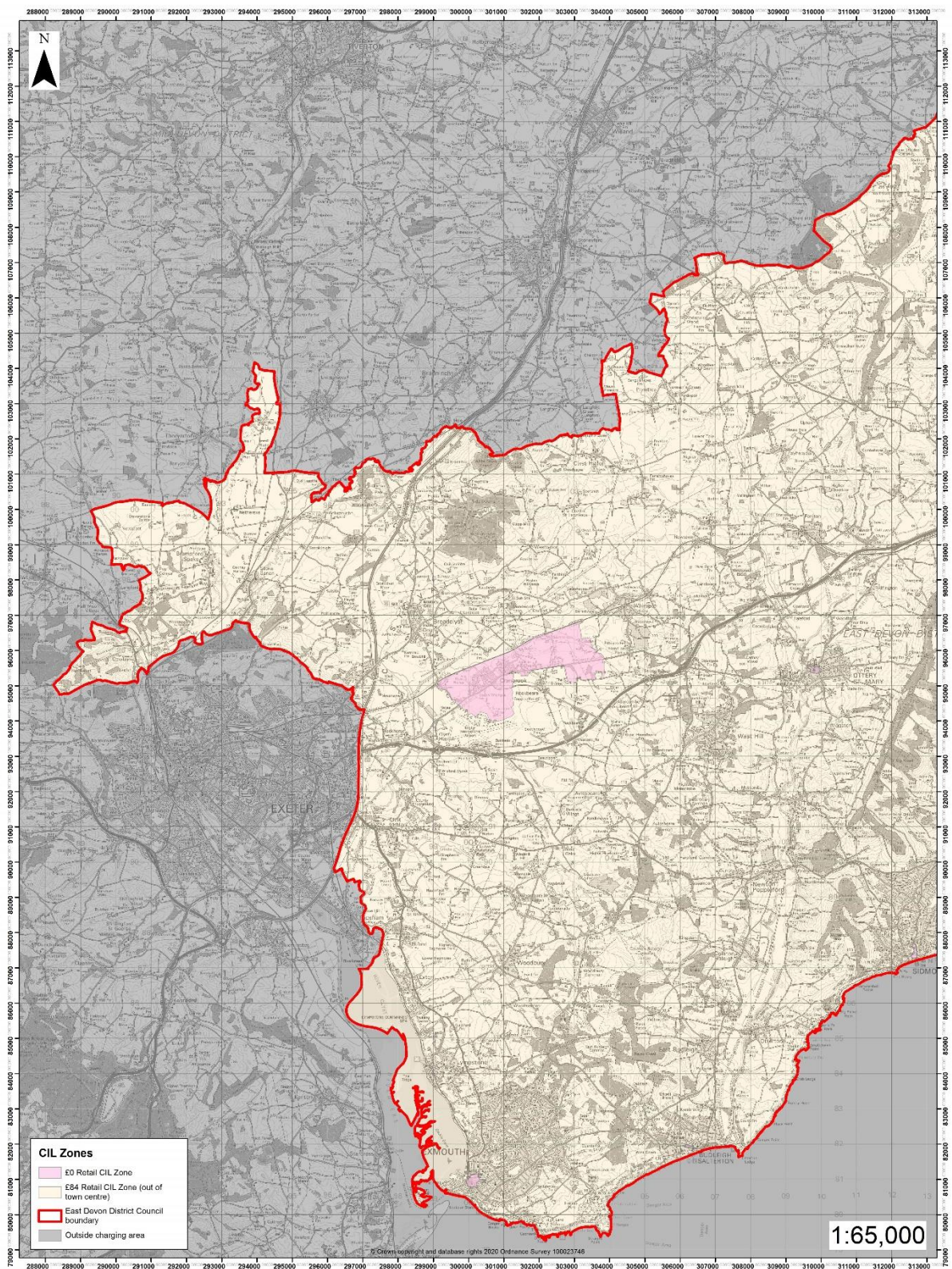


© Crown copyright and database rights 2020 Ordnance Survey 100023746

Sidmouth - Residential CIL charging zones

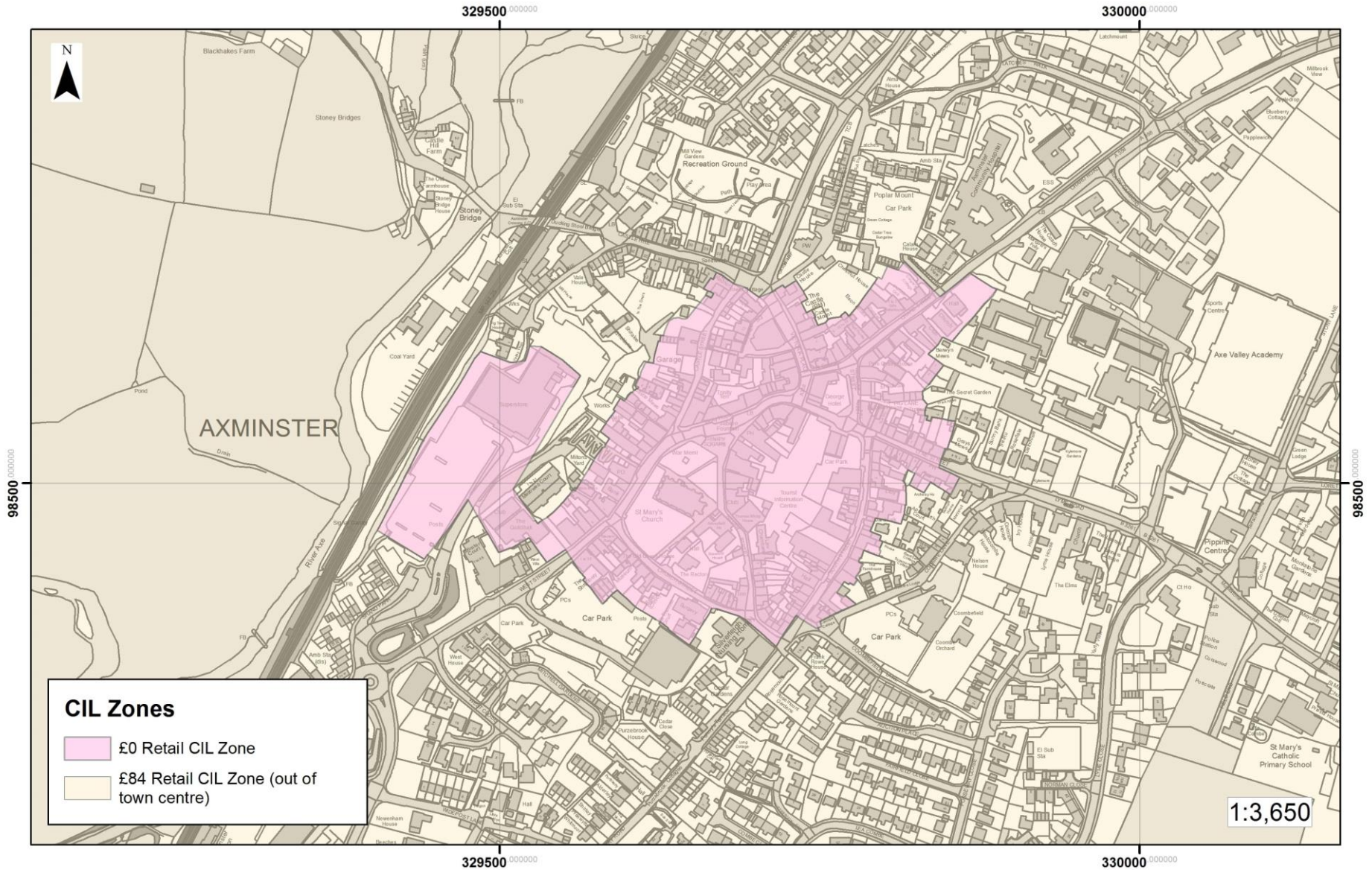


East of District - Retail CIL charging zones

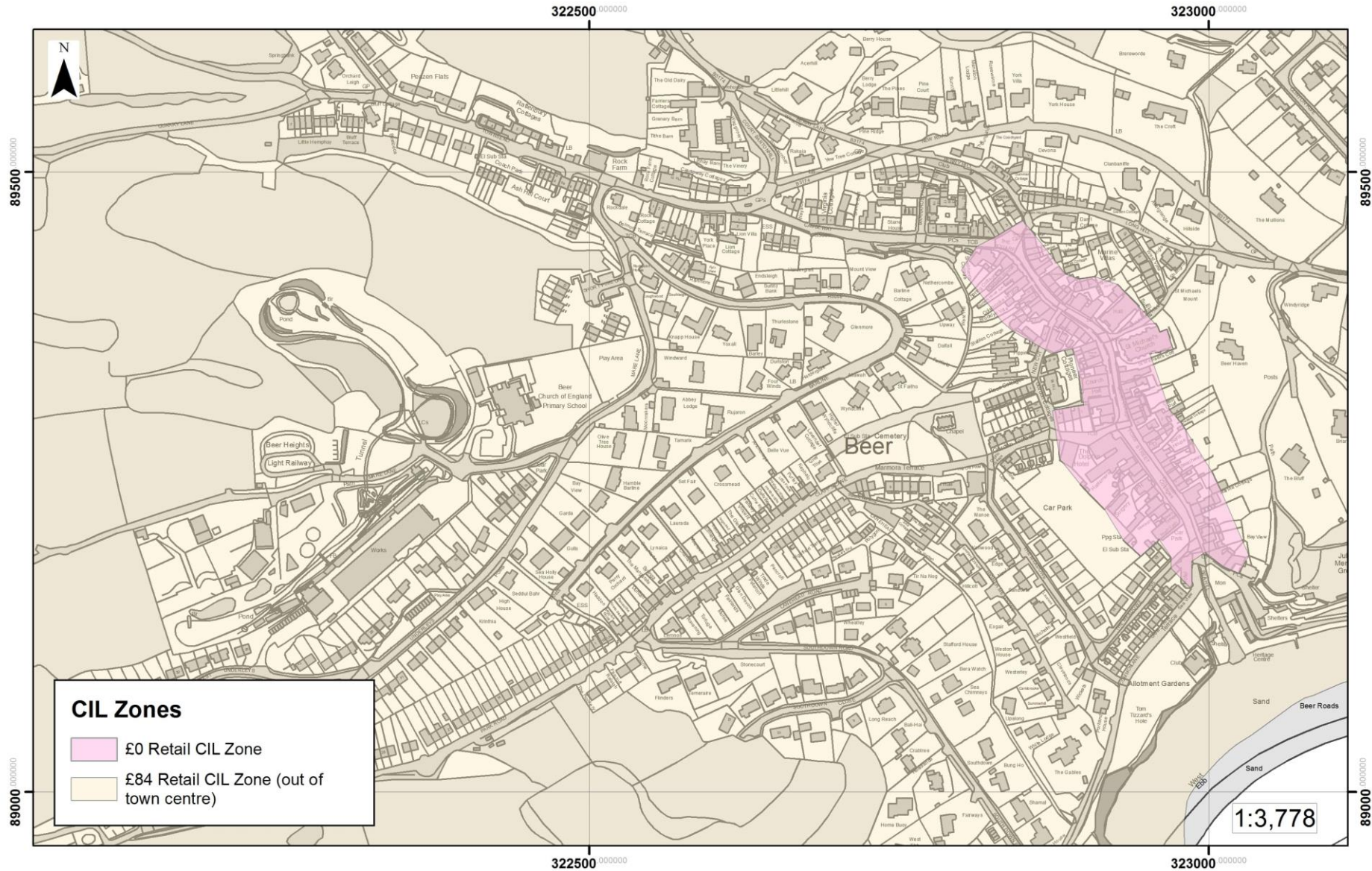


West of District - Retail CIL charging zones

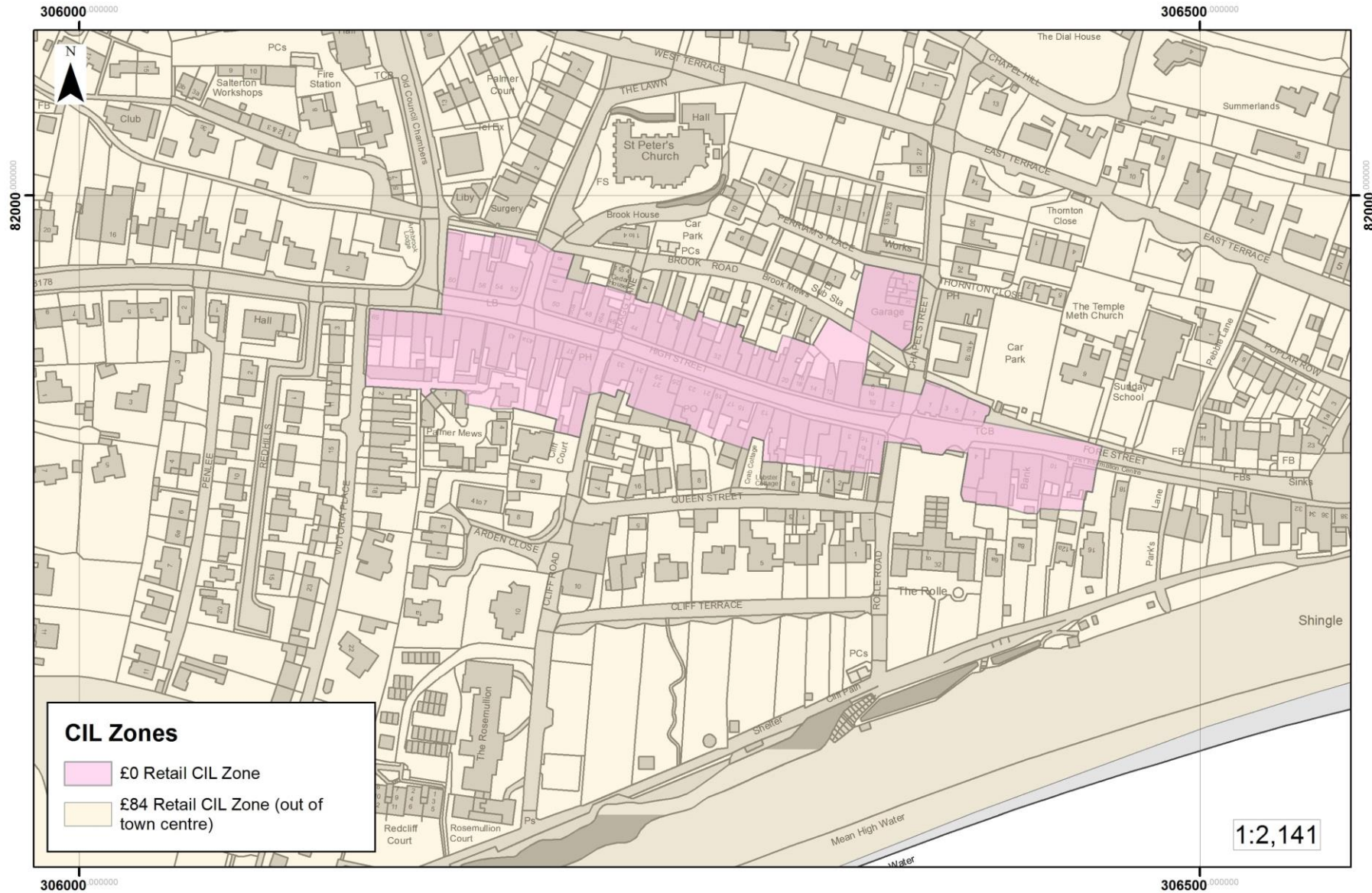
Axminster - Retail CIL charging zones



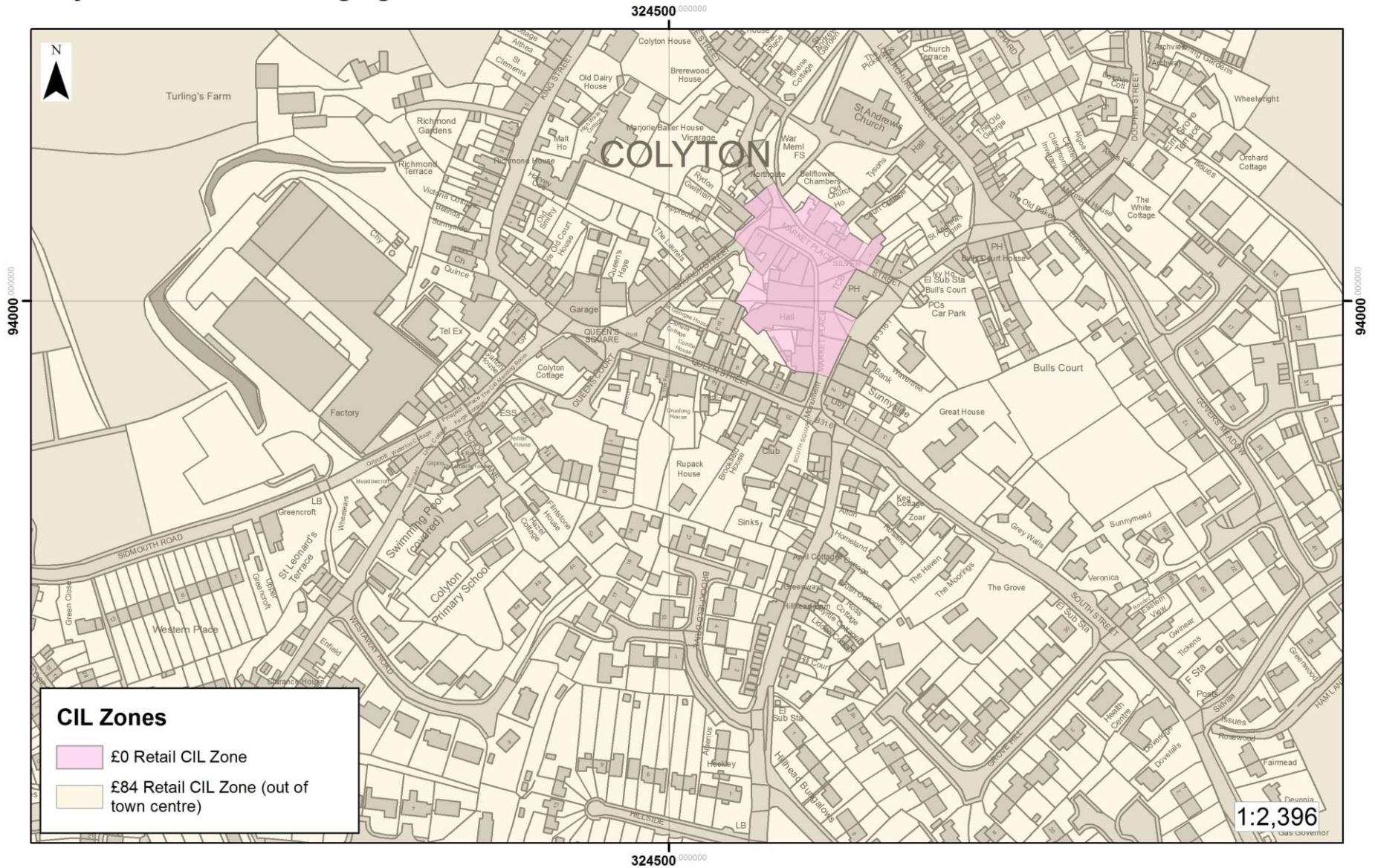
Beer - Retail CIL charging zones



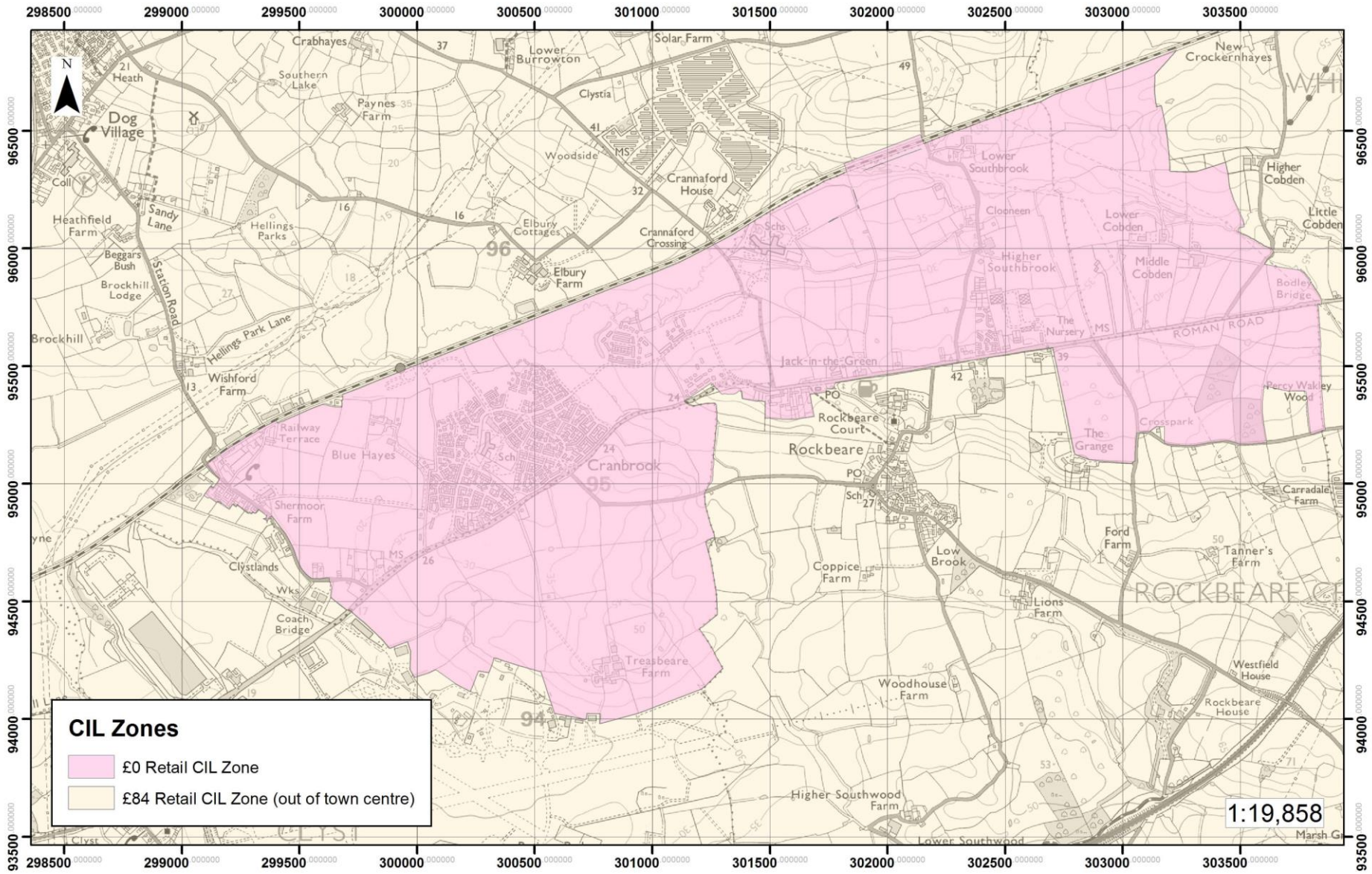
Budleigh Salterton - Retail CIL charging zones



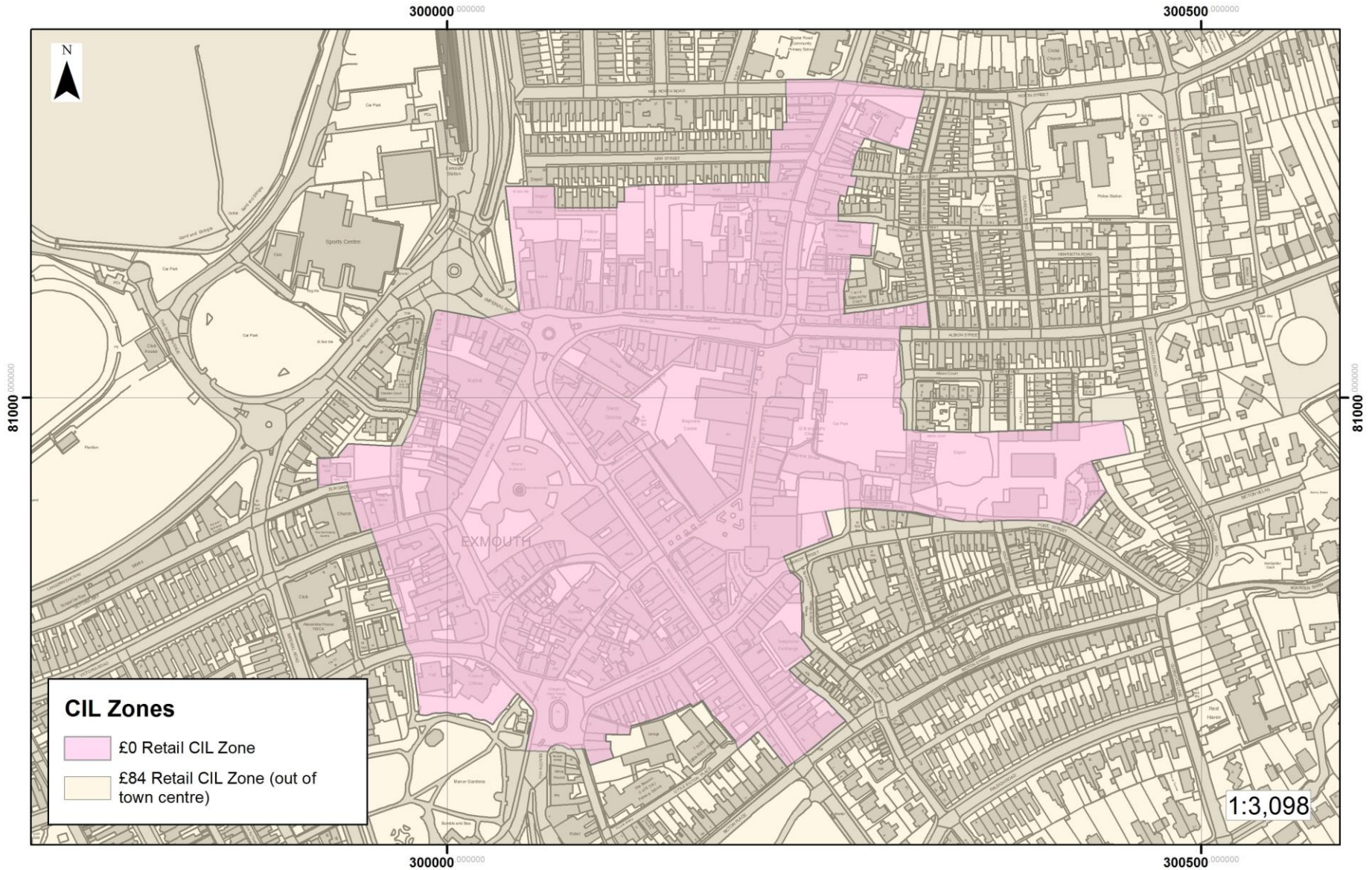
Colyton - Retail CIL charging zones



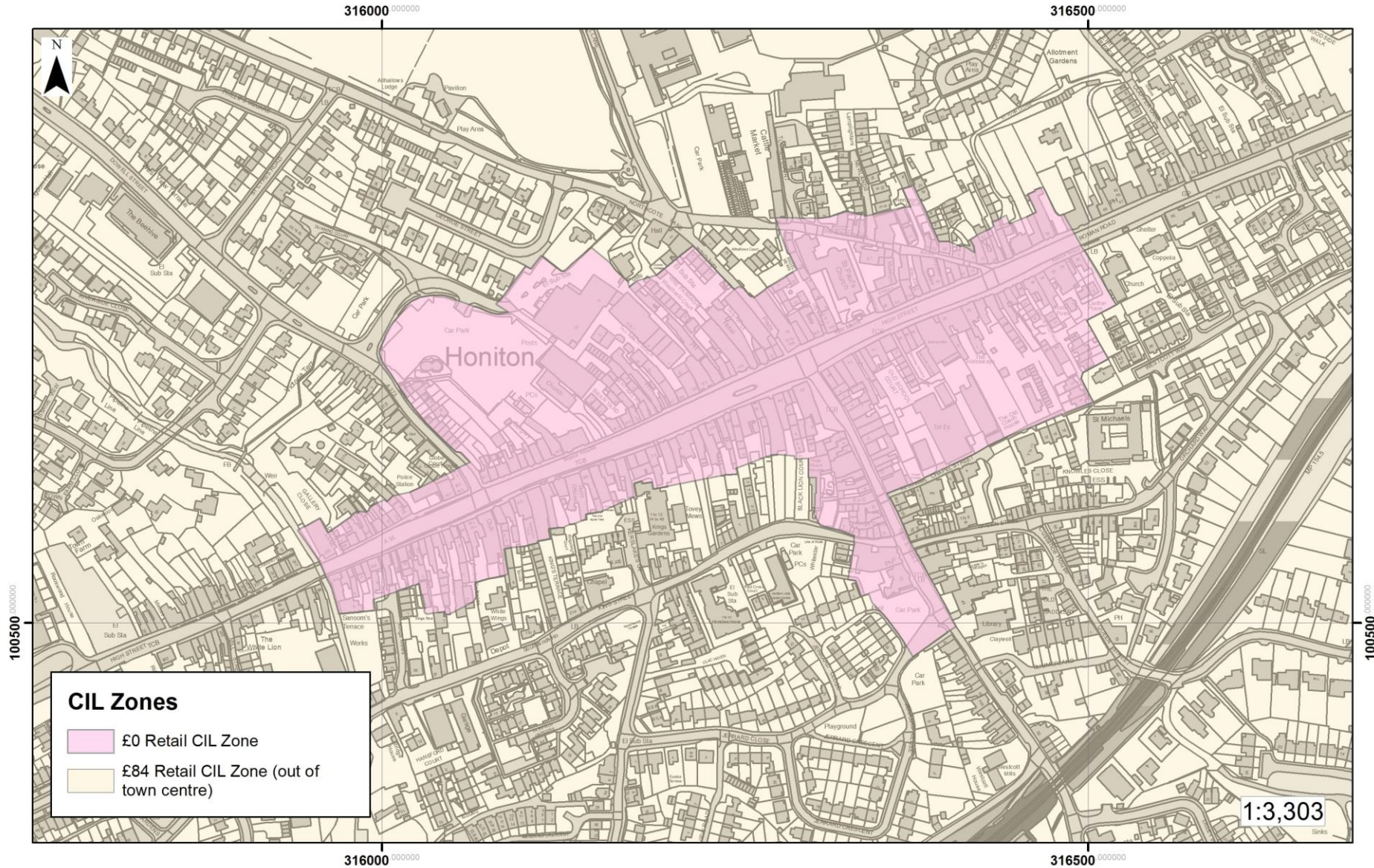
Cranbrook - Retail CIL charging zones



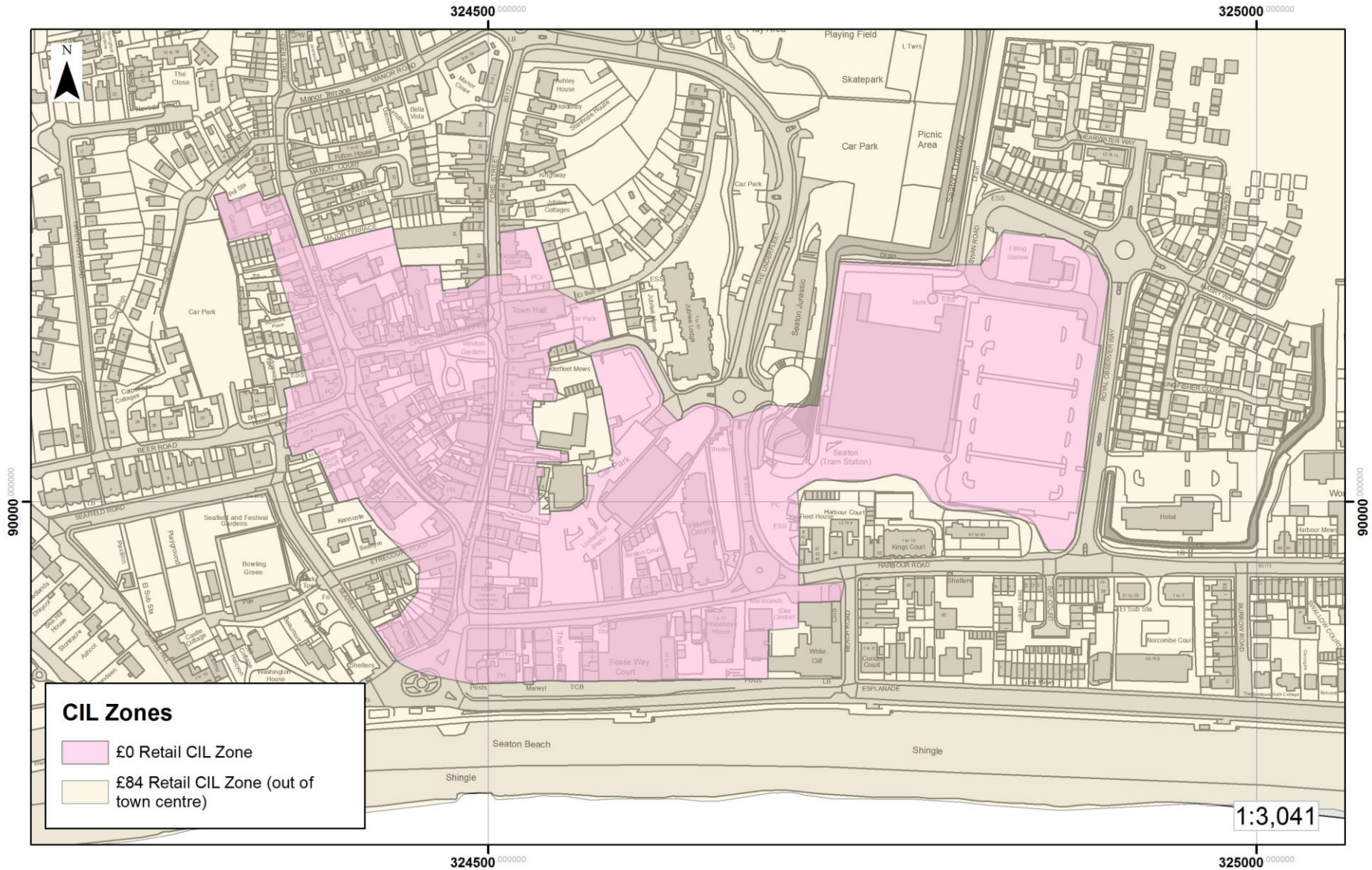
Exmouth - Retail CIL charging zones



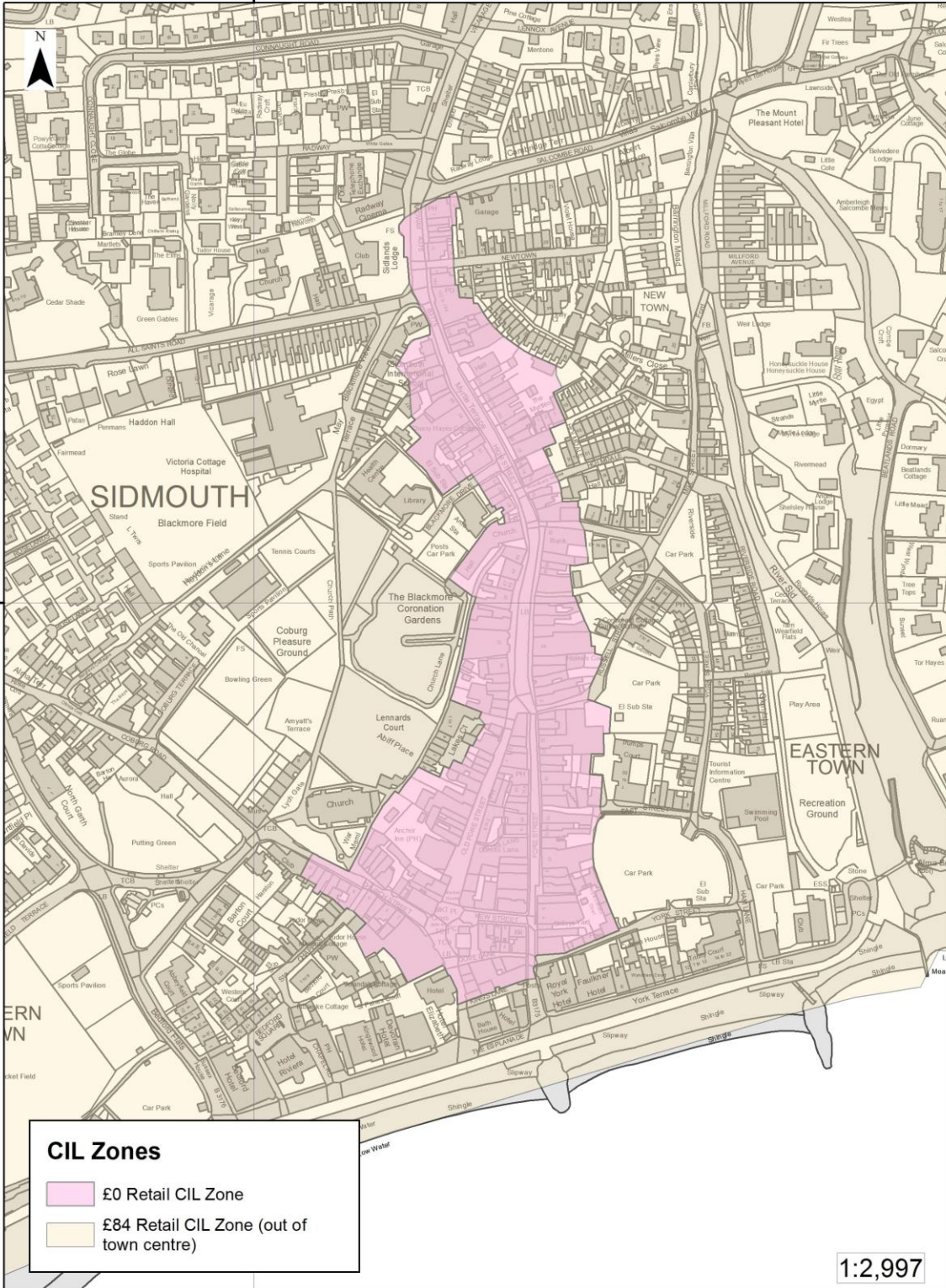
Honiton - Retail CIL charging zones



Seaton - Retail CIL charging zones



312500 000000



312500 000000

© Crown copyright and database rights 2020 Ordnance Survey 100023746

Sidmouth - Retail CIL charging zones

