



PlanTeignbridge

Community Infrastructure Levy (CIL)

Teignbridge District Council
Draft CIL Charging Schedule

November 2023 Consultation



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BACKGROUND

This document sets out Teignbridge District Council's Draft Charging Schedule for the Community Infrastructure Levy (CIL).

The CIL rates for development has been determined by viability evidence , taking account of the policies set out in the draft Teignbridge Local Plan 2040.

This Charging Schedule should be read alongside the regulatory requirements set out in the CIL Regulations 2010 (as amended) and any related guidance.

To be adopted, an examination of this Draft CIL Charging Schedule will need to confirm that this Charging Schedule complies with the requirements under the Planning Act 2008 (as amended) and the CIL Regulations 2010 (as amended).

Teignbridge District Council is the Charging Authority for the Teignbridge Local Plan Area. This excludes the Dartmoor National Park Authority area within Teignbridge.

CIL will be levied against retail and residential development, subject to various exceptions, as defined in the document below.

Post Examination Statement:

This charging schedule has been issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of PA 2008.

The date on which this CIL charging schedule was approved; (Tbc)

The date on which the charging schedule takes effect; (Tbc)

CIL RATES

Retail:

The CIL for retail development is as follows;

Retail outside of identified town centres: £150 m²

Retail within identified town centre: £0 m²

Small retail with sales floor area of 280m² or less in any location: £0 m²

Retail town centre Charging Zones correspond to the town centre areas identified in the Teignbridge Local Plan 2040 policies map.

The following settlements have defined town centre boundaries: Bovey Tracey, Chudleigh, Dawlish, Newton Abbot, Teignmouth.

CIL rates for Retail include shops selling 'convenience' and 'comparison' goods.

Residential

The CIL rate for residential development vary by settlement and development type, as follows:

Dwellinghouses (Use Classes 'C3' and 'C4')

Charging Zone 1:

Newton Abbot, Kingsteignton, Kingskerswell, Chudleigh and Dawlish: £150 m2

Charging Zone 2:

Teignmouth, Bovey Tracey, Edge of Exeter and housing allocations within the villages. (Allocations are in Bishopsteignton, Broadhempston, Chudleigh Knighton, Denbury, Doddiscombsleigh, Ipplepen, Kennford, Liverton, Starcross, and Tedburn St Mary): £210 m2

Charging Zone 3:

Bradmore New Neighbourhood (GC13): £70 m2

Charging Zone 4:

Markham Village (EE1) and Peamore and West Exe (EE2): £150 m2

Charging Zone 5:

All other Rural areas including rural villages: £300 m2

Affordable Housing in any location: £0 m2

Affordable Housing is defined in Regulation 49 (Social Housing relief) of CIL Regulations 2010 (as amended). The £0 charge eases the administrative processes. The £0 rate for Affordable Housing has no bearing on the Regulatory Social Housing Relief.

Charging Zones correspond to settlement limits and/or development allocations identified in the Teignbridge Local Plan 2040 policies map and shown in the Charging Zone maps within this document.

Flats and Apartment Developments

Development of flats and/or apartments in a block of 2 or more units on 2 or more storeys (in Use Class C2, C3 or C4): £0 m2

Flats and apartments are single floor units stacked vertically in a block. This includes flats and apartments for older people including Extra Care and Sheltered Accommodation.

Open Market homes on Rural Exception Sites (Policy H7)

Open market residential homes on Rural Exception Sites (Policy H7) where a S106 is in place for provision of at least 70% affordable housing: £0 m2

Where open market units are delivered on a rural exception site for the purpose of supporting and cross subsidising the delivery of the affordable housing, open market units will be CIL zero rated providing a S106 is in place to secure sufficient affordable housing.

Open Market homes on Other Exceptions Sites (Policy H8)

Open market homes delivered on a Policy H8 Other Exception site for the purposes of providing housing for local people, in accordance with the policy and including a local connection test as a planning condition or obligation: £150 m2.

Retirement Housing

Retirement Housing including age restricted open market homes within Sheltered Housing or Retirement Living developments: £25 m2.

Retirement housing is often known as "Sheltered Housing" or "Retirement Living". Retirement Housing usually provides some facilities not found in completely independent accommodation. These can include a 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 residents are assumed to be independent enough not to need care staff permanently on site.

Developments including Extra Care, Assisted Living and Residential Care Homes as defined by the Retirement Housing Group are £0 m2 CIL.

All Other Uses

Based on an assessment of viability, a zero (£0 m2) CIL rate for all other development is considered appropriate.

This £0 m2 rate includes developments of commercial, business and service development; general industrial; storage and distribution; and hotels.

Calculating the Chargeable Amount:

The Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out the CIL Regulations. In summary the amount of CIL chargeable will be calculated as follows:

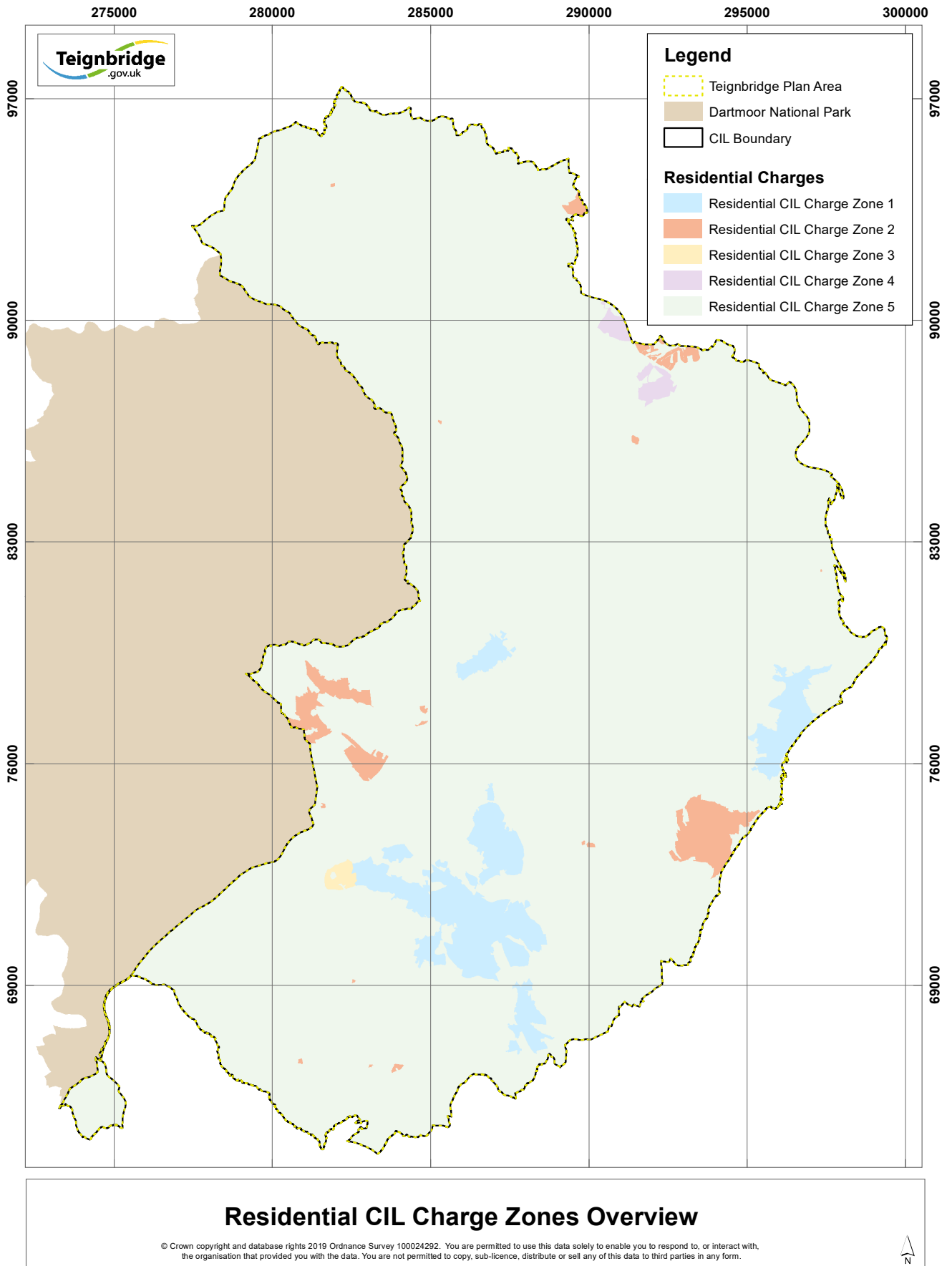
$$\frac{\text{CIL Rate} \times \text{Chargeable Floor Area (m}^2\text{)} \times \text{RICS CIL Index (Ip)}}{\text{RICS CIL Index (Ic)}}$$

(Ip) = index figure for the calendar year in which planning permission was granted

(Ic) = index figure for the calendar year in which the charging schedule took effect

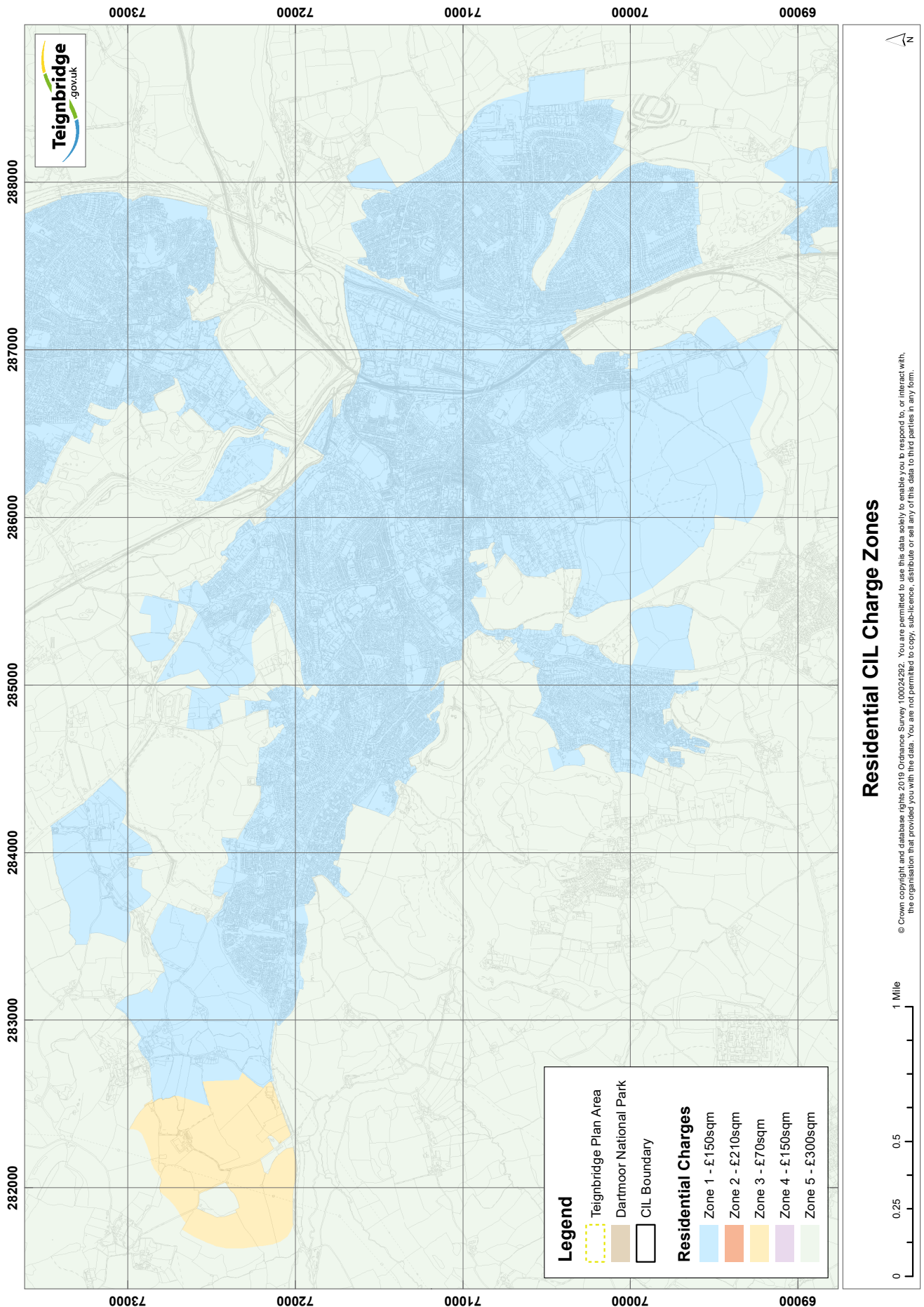
CHARGING ZONE MAPS

Charging Zones are aligned with the settlement limits and/or development allocations identified within the Teignbridge Local Plan 2040 as follow:



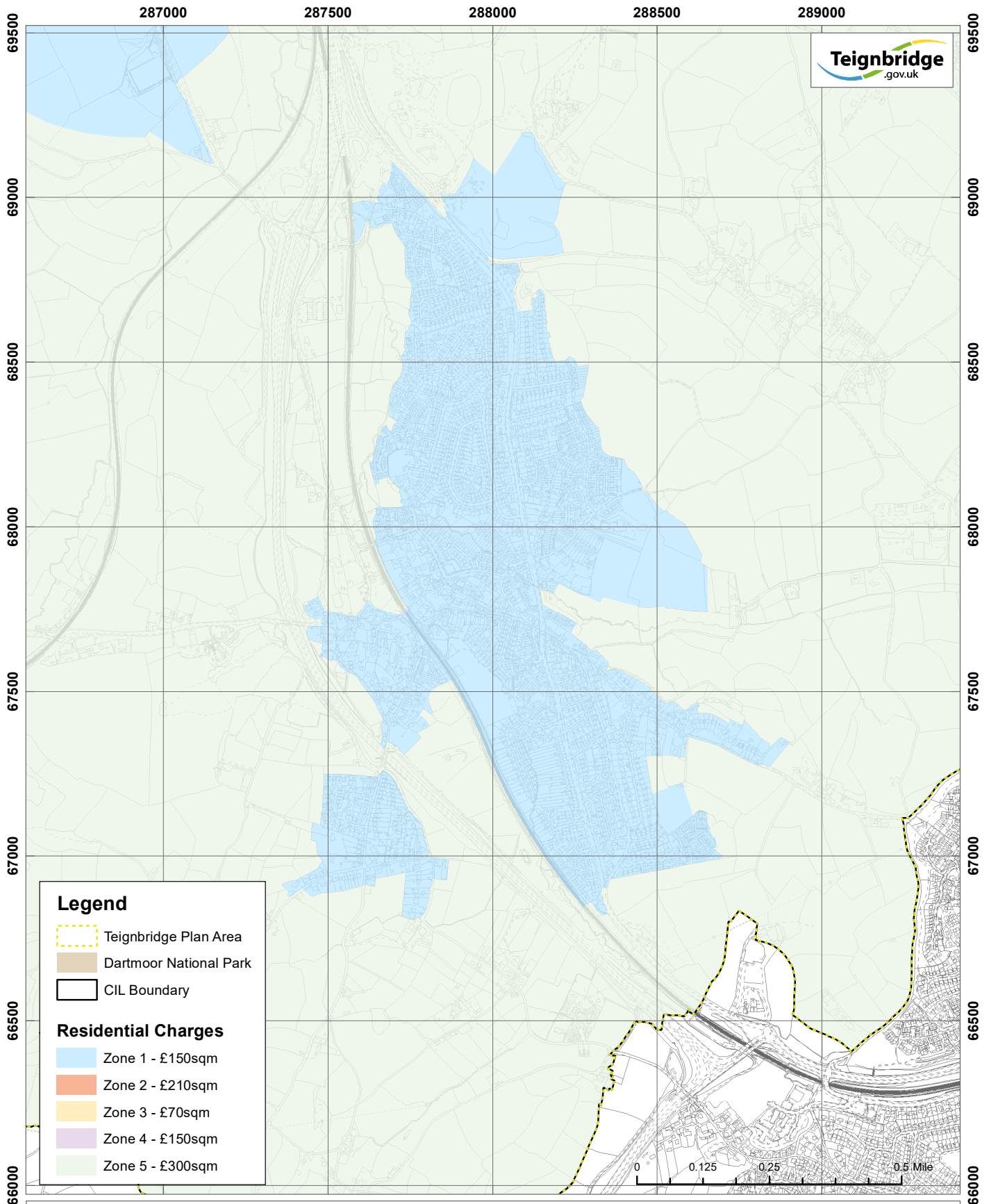
RESIDENTIAL CHARGING ZONES

NEWTON ABBOT



RESIDENTIAL CHARGING ZONES

KINGSKERSWELL



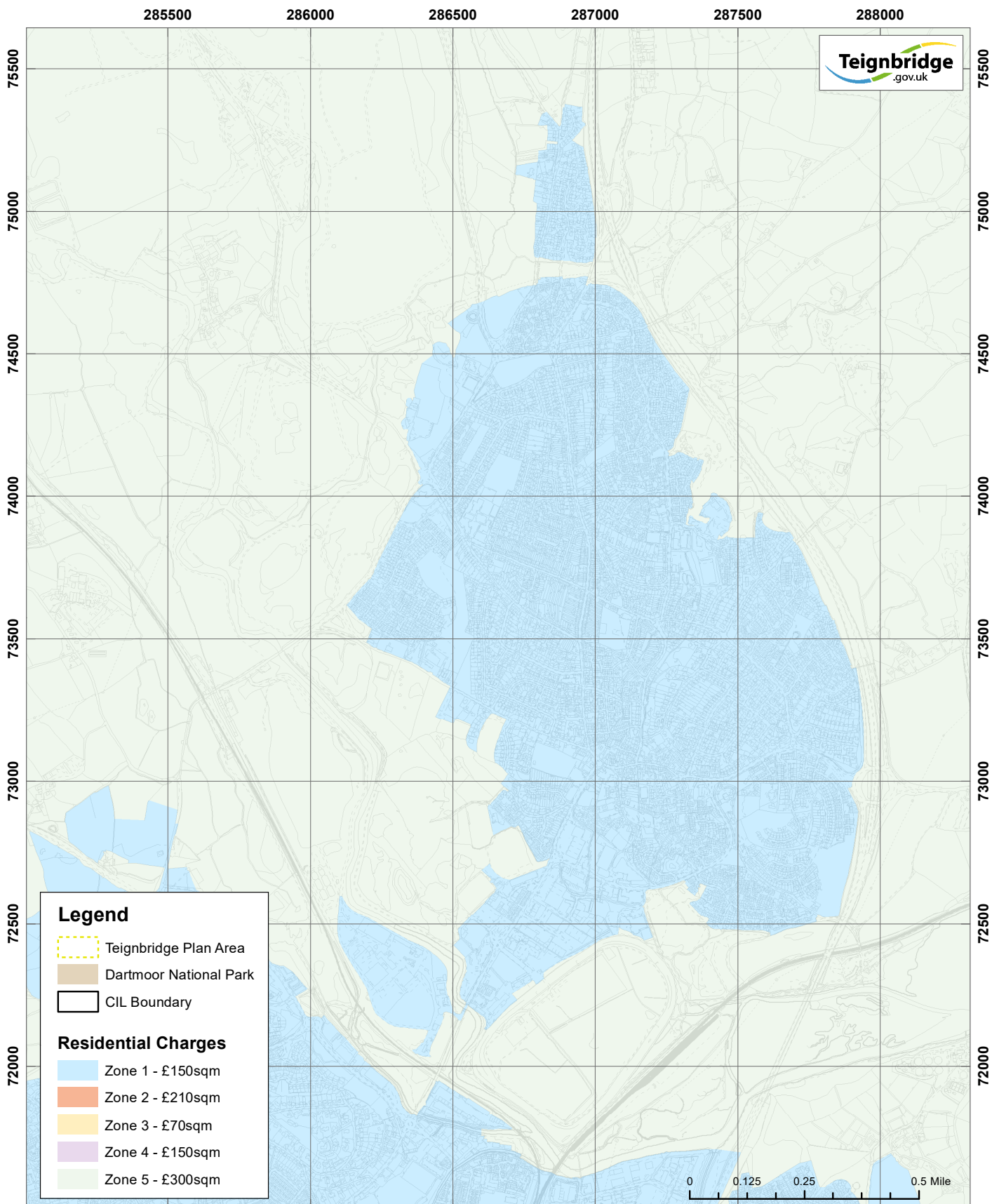
Residential CIL Charge Zones

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RESIDENTIAL CHARGING ZONES

KINGSTEIGNTON



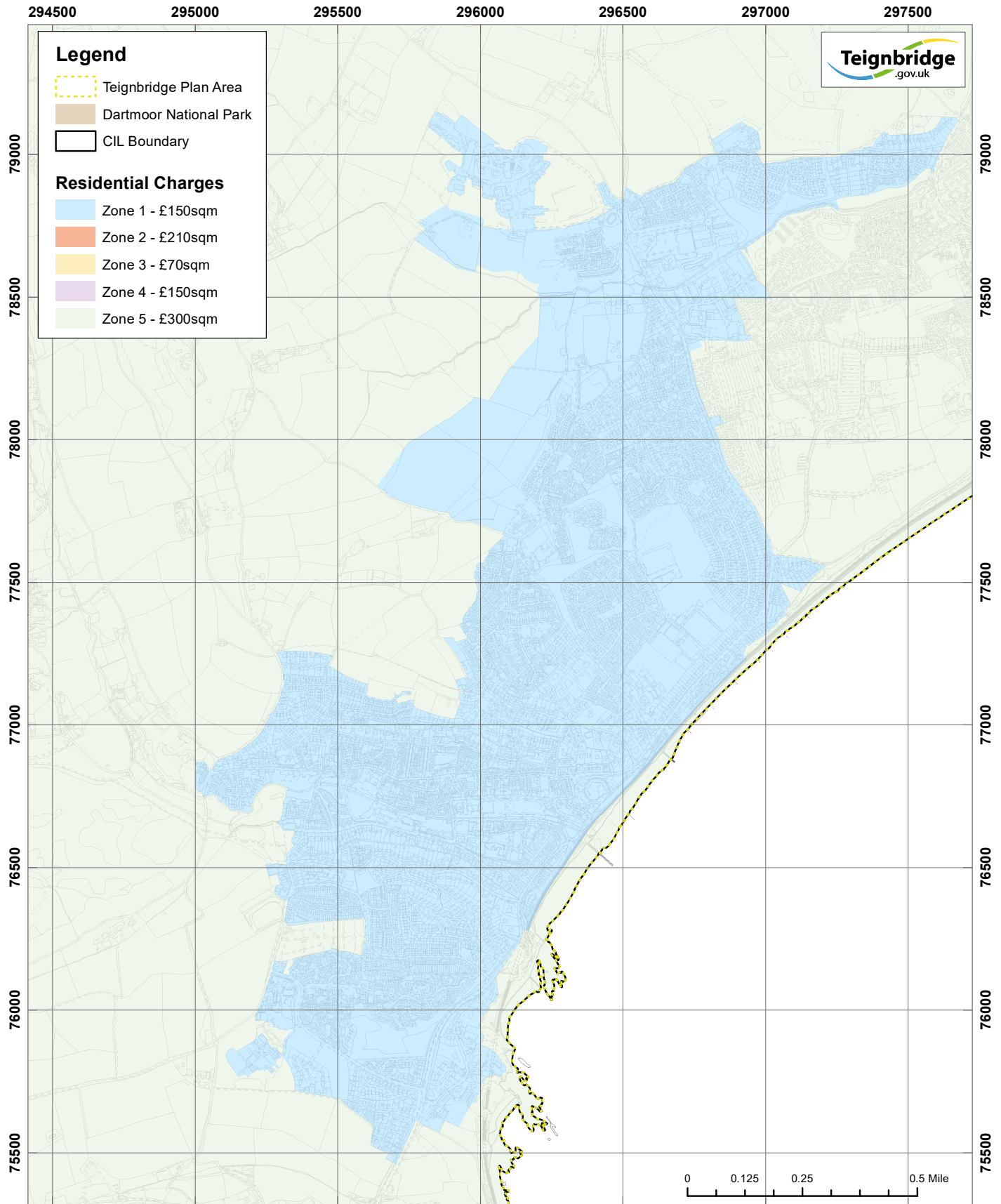
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RESIDENTIAL CHARGING ZONES

DAWLISH



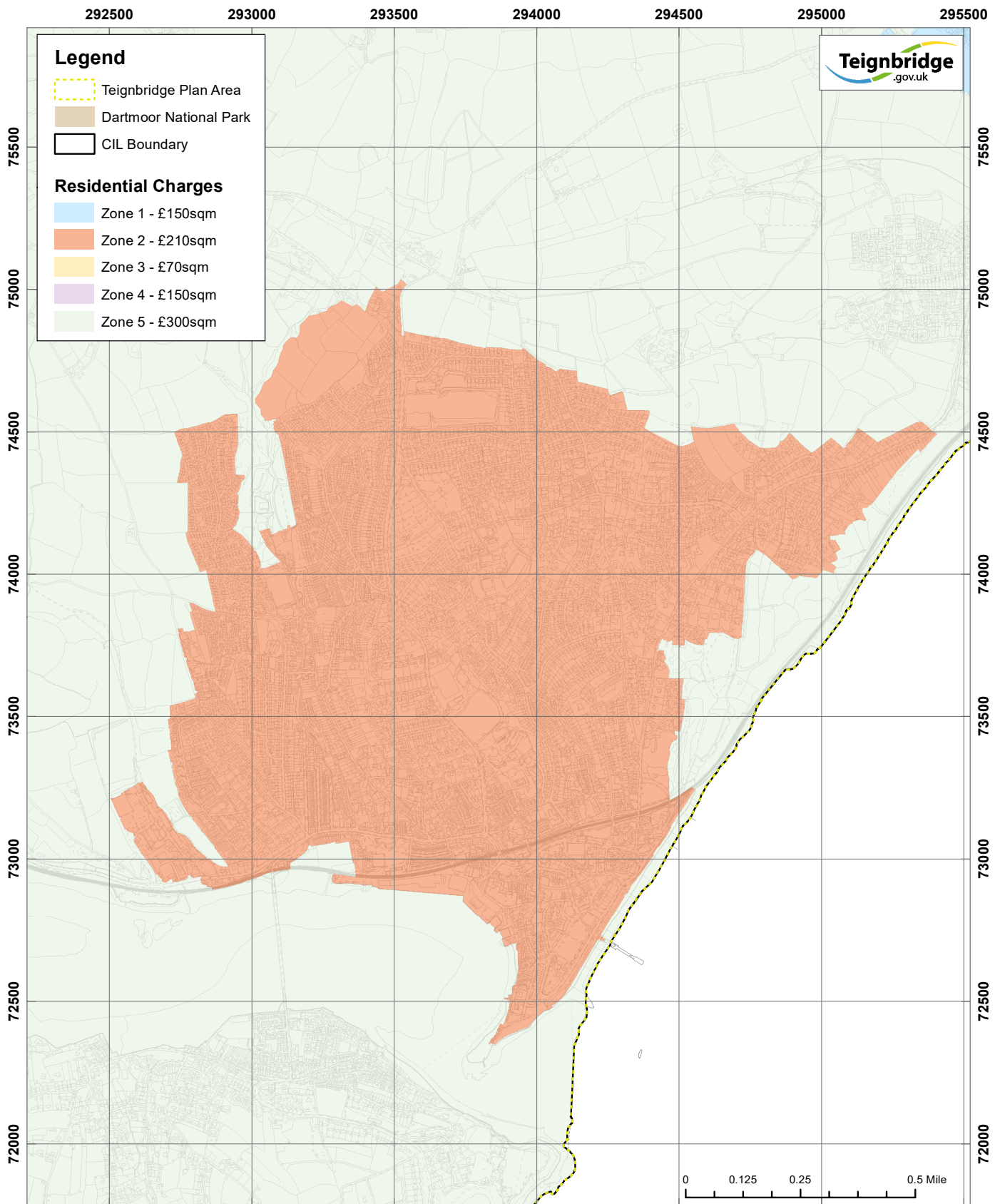
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RESIDENTIAL CHARGING ZONES

TEIGNMOUTH



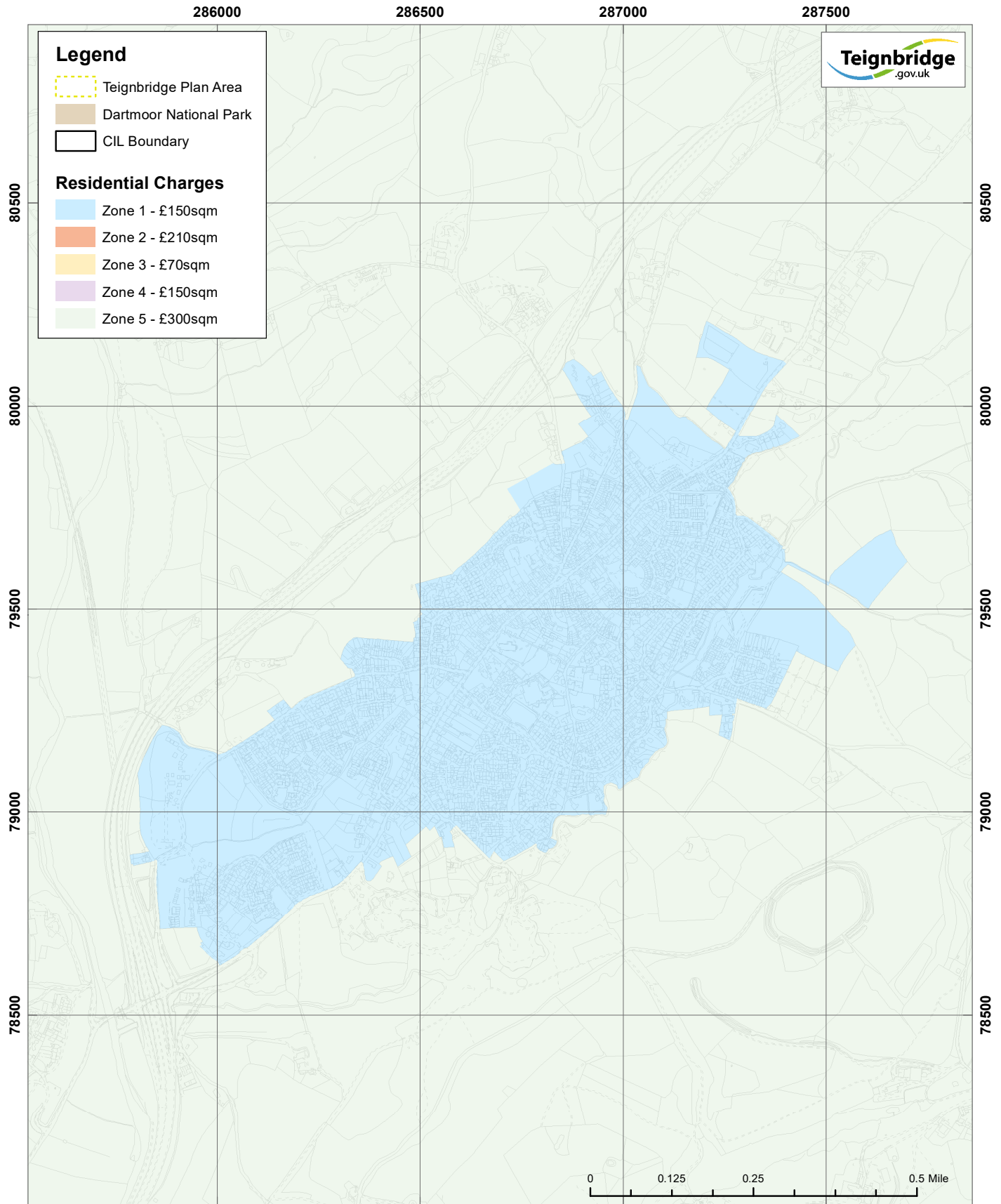
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RESIDENTIAL CHARGING ZONES

CHUDLEIGH



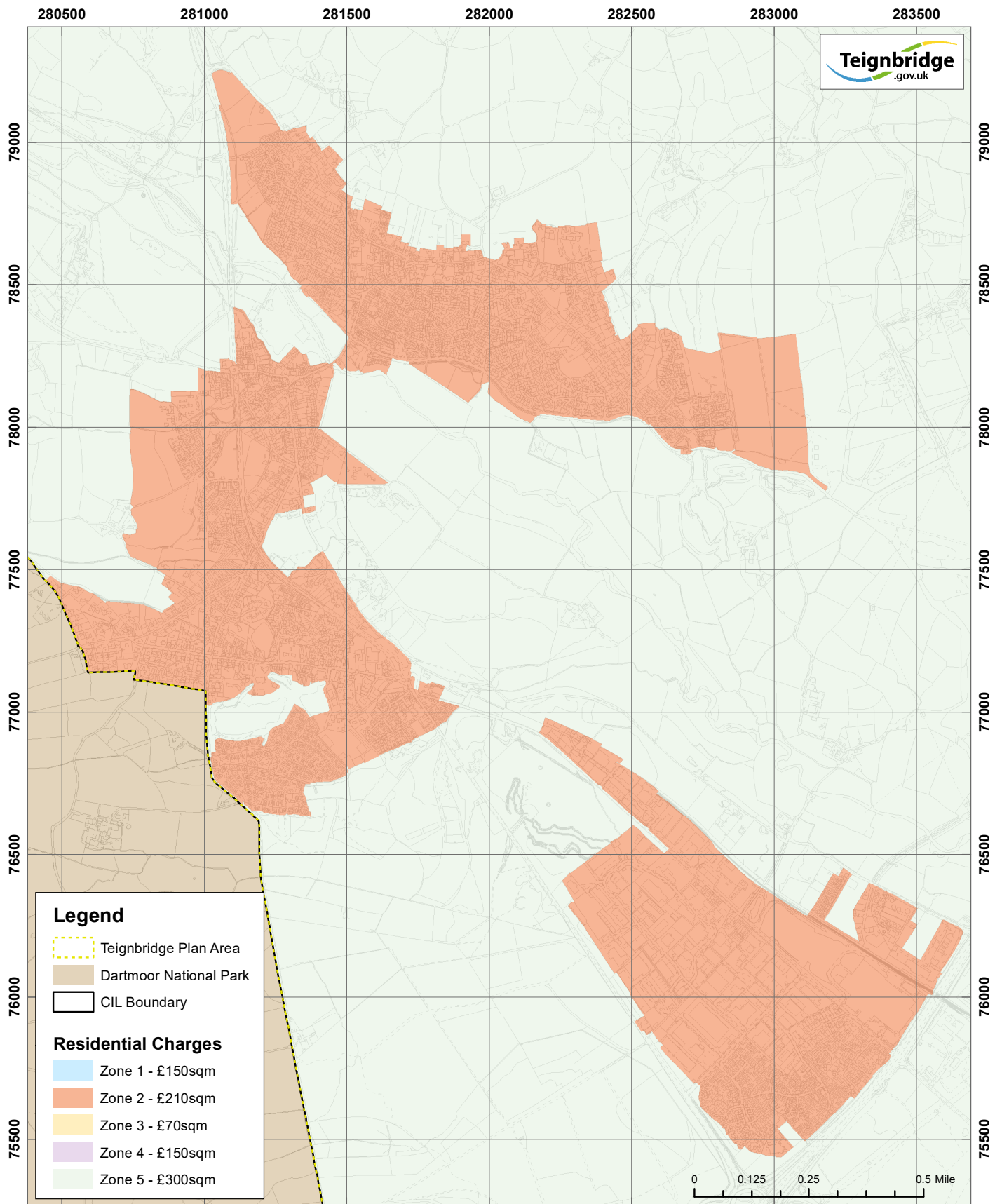
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RESIDENTIAL CHARGING ZONES

BOVEY TRACEY

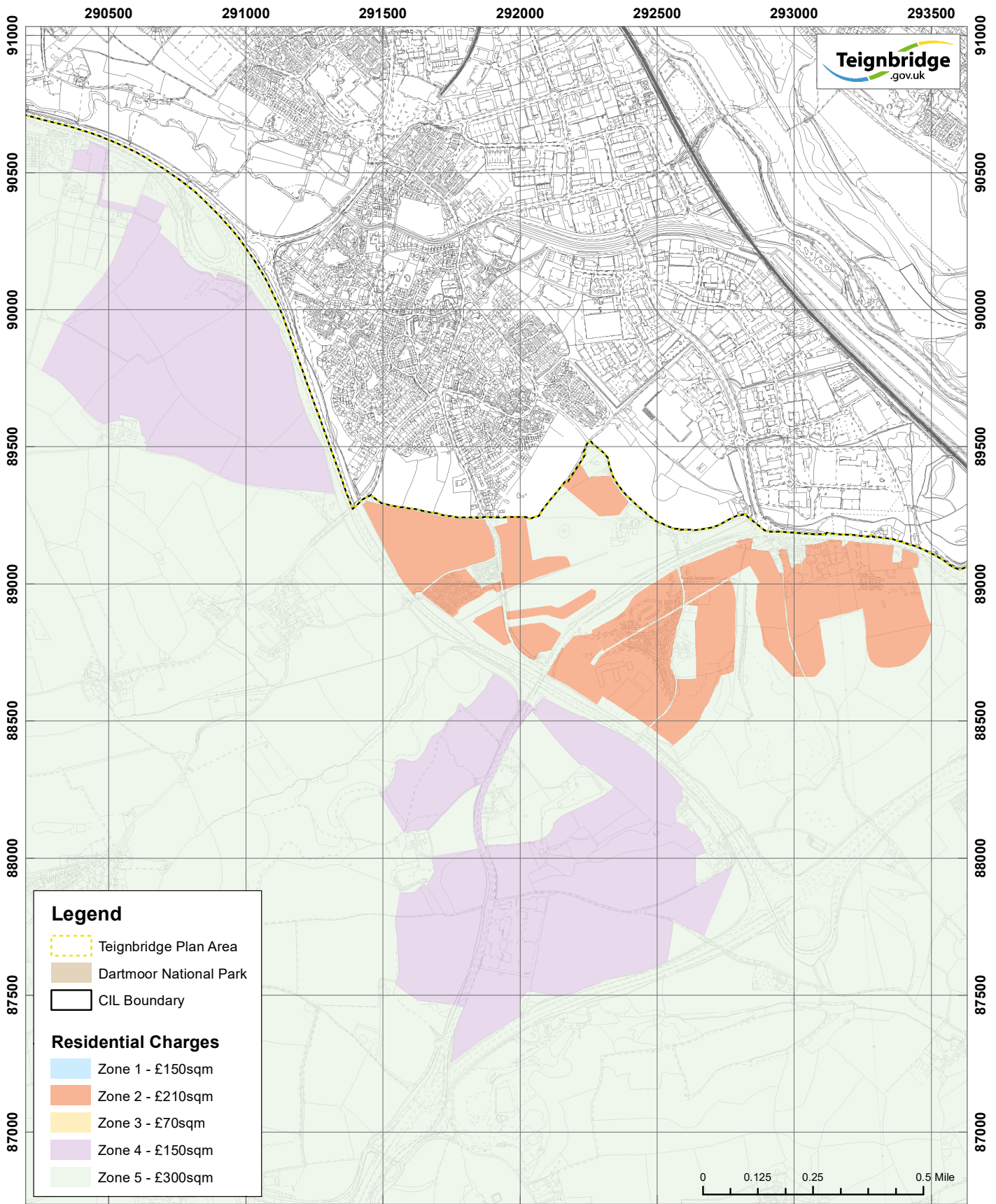


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RESIDENTIAL CHARGING ZONES

EDGE OF EXETER



Legend

- Teignbridge Plan Area
- Dartmoor National Park
- CIL Boundary

Residential Charges

- Zone 1 - £150/sqm
- Zone 2 - £210/sqm
- Zone 3 - £70/sqm
- Zone 4 - £150/sqm
- Zone 5 - £300/sqm

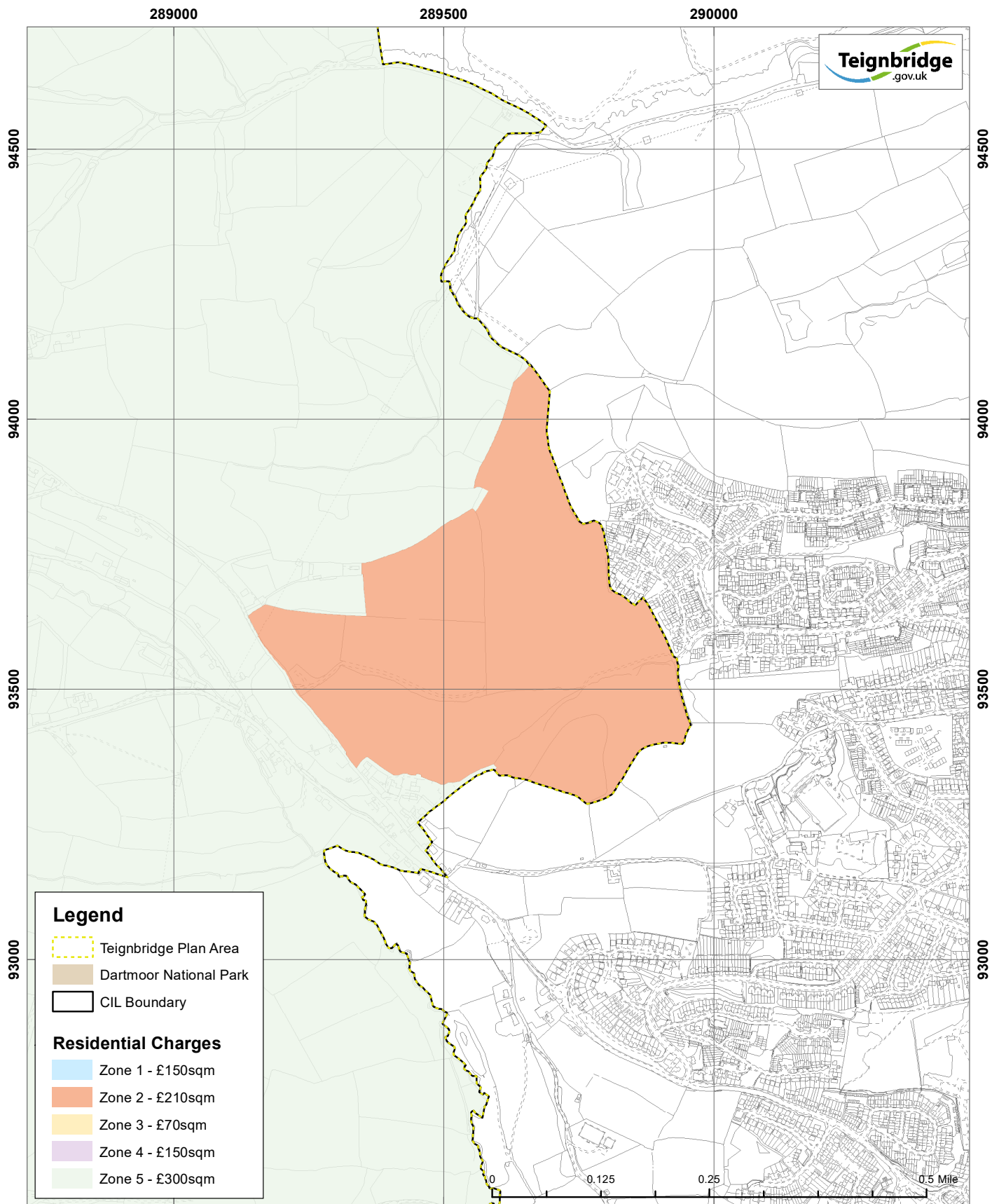
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RESIDENTIAL CHARGING ZONES

ATWELLS



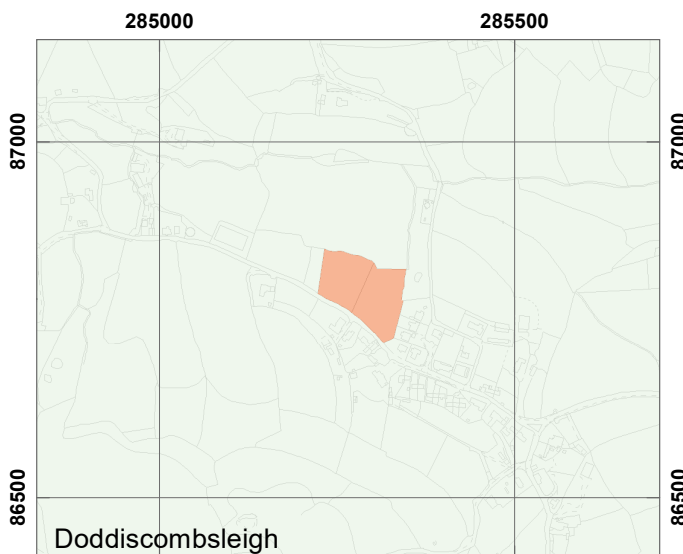
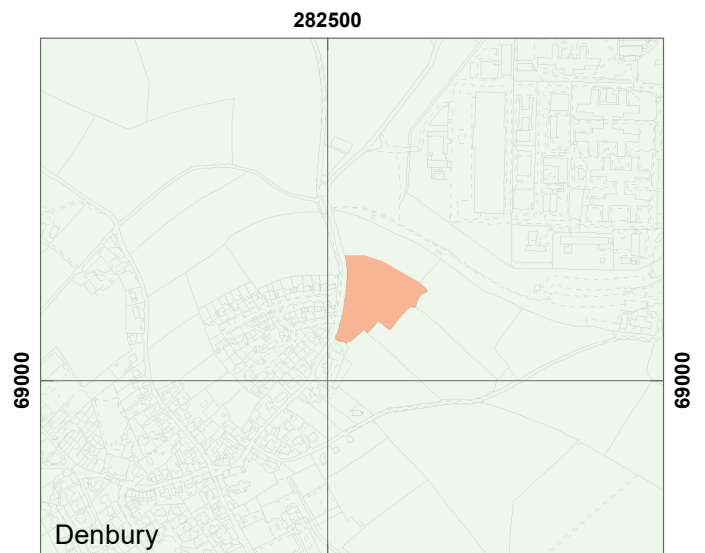
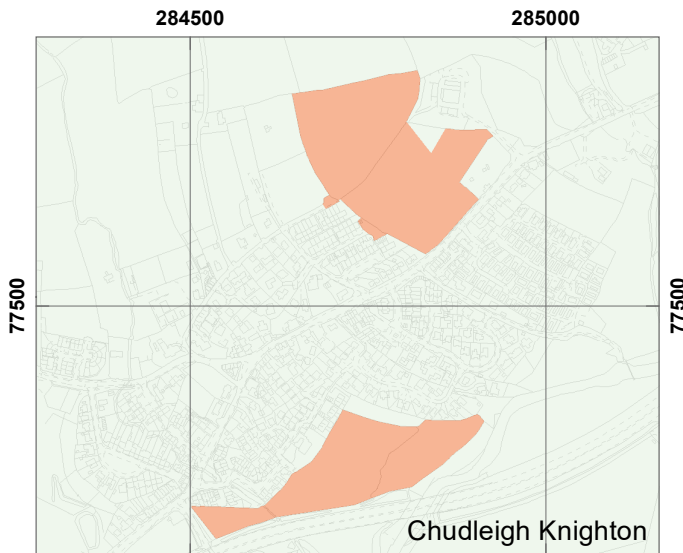
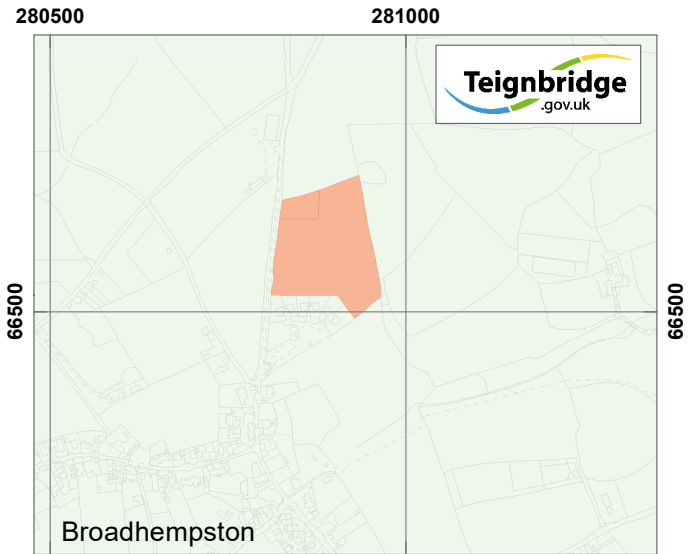
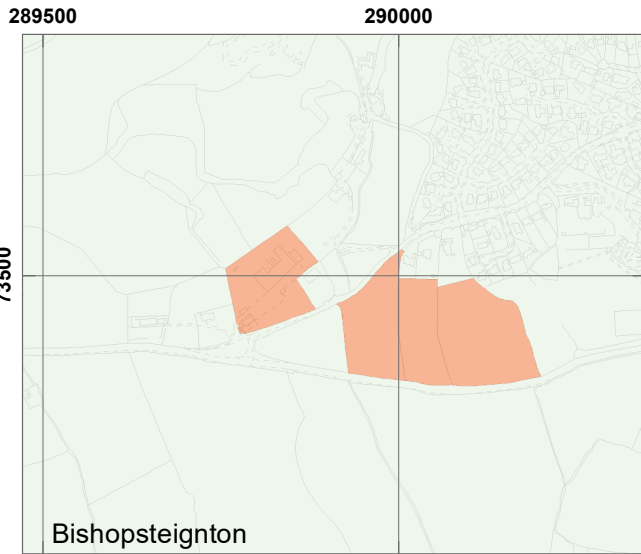
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RESIDENTIAL CHARGING ZONES

VILLAGES

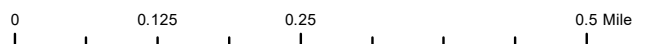


Legend

- Teignbridge Plan Area
- Dartmoor National Park
- CIL Boundary

Residential Charges

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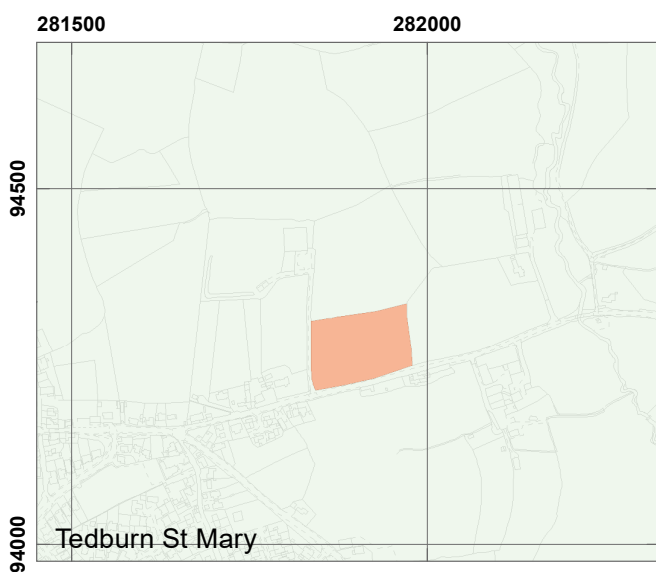
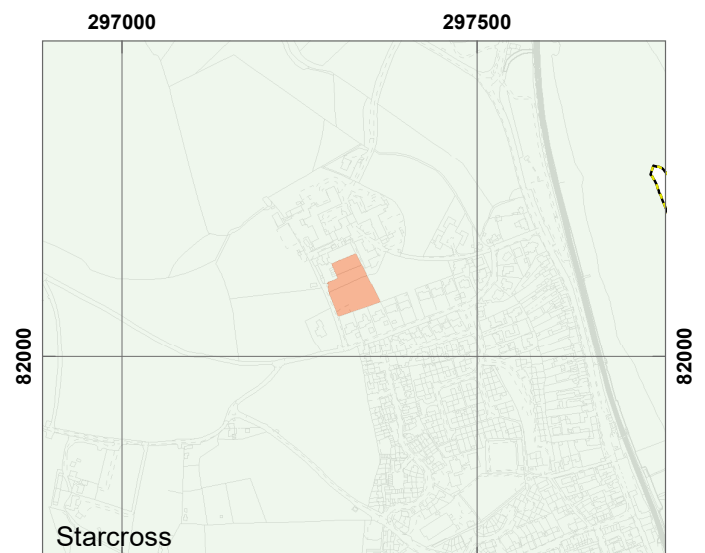
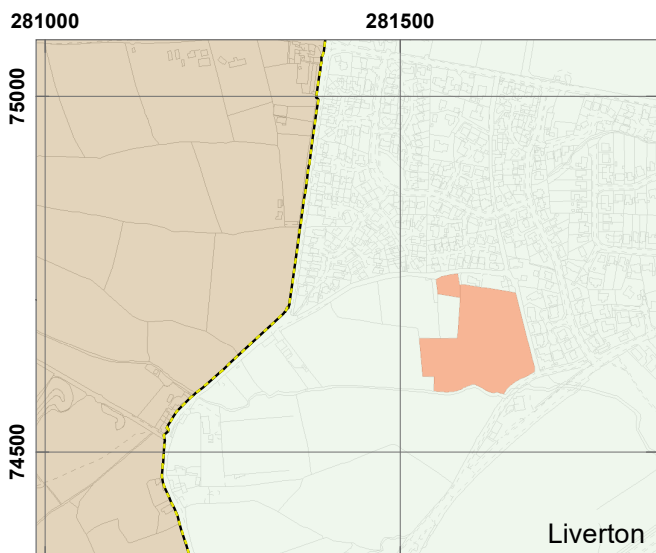
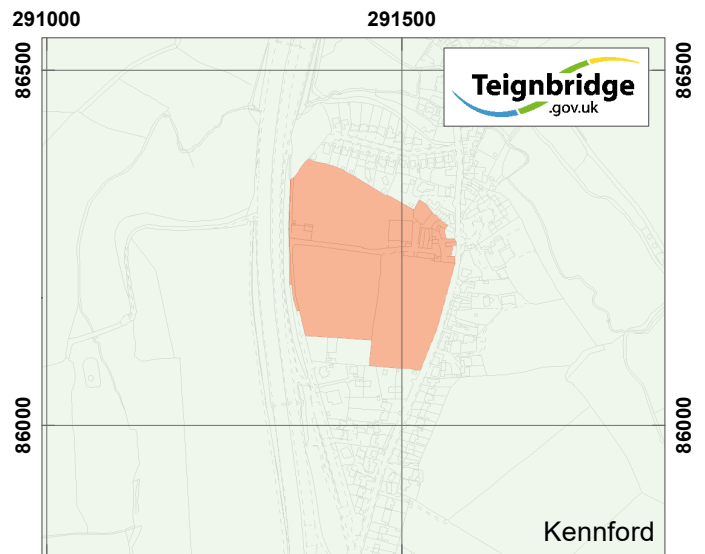
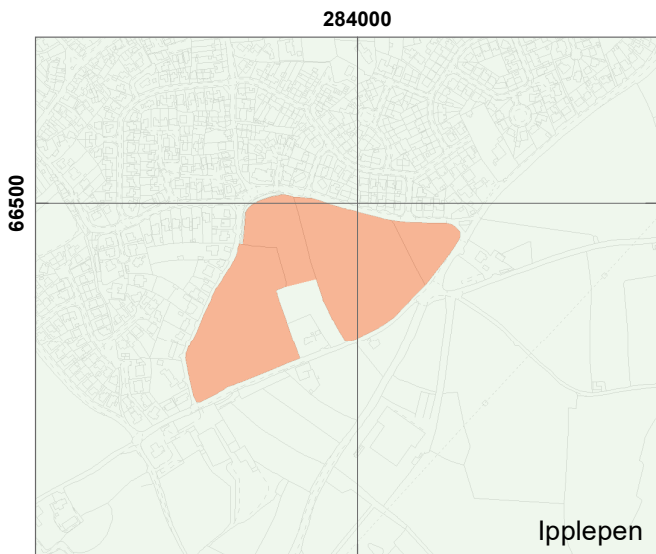
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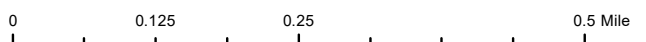


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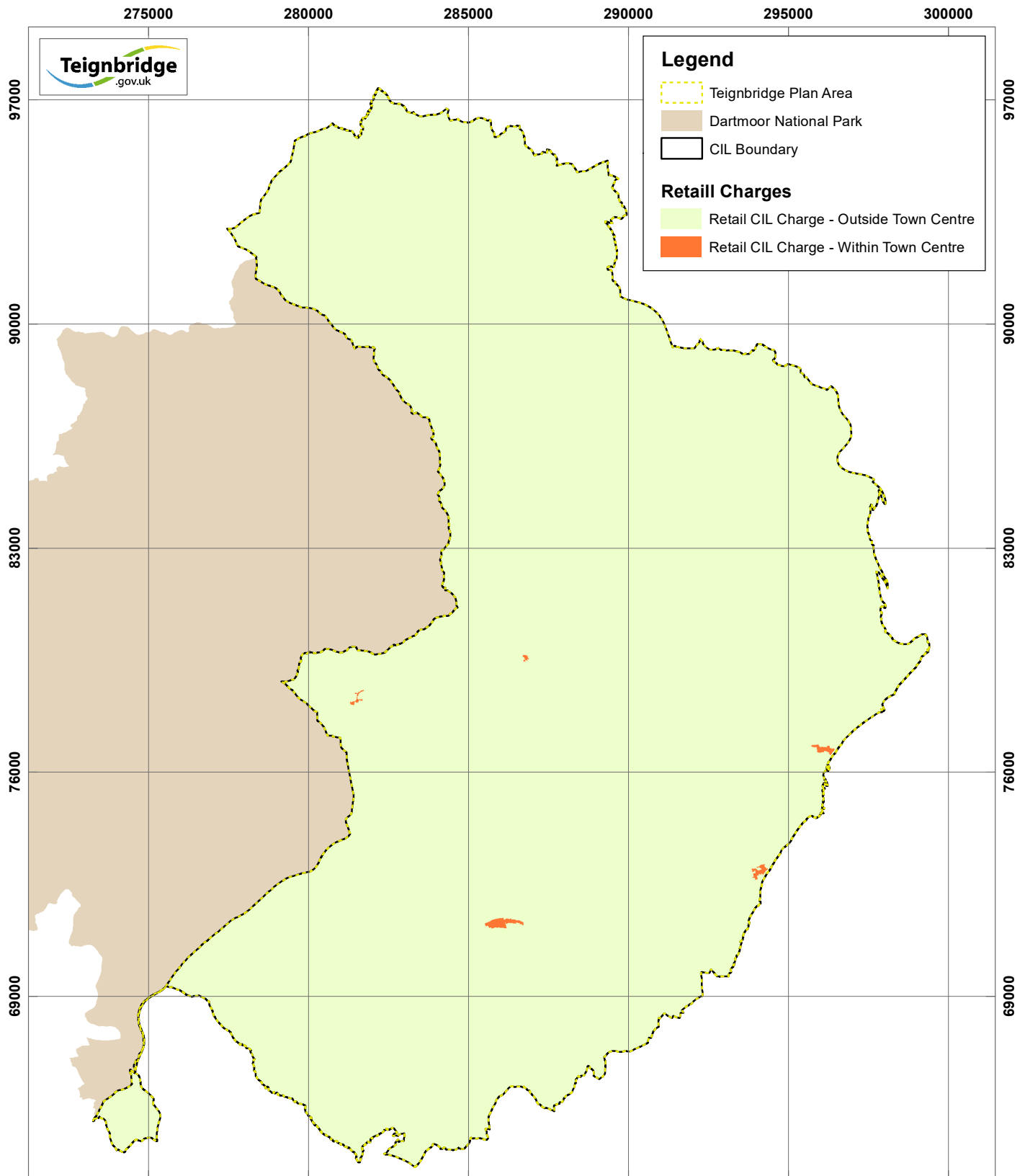
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RETAIL CHARGING ZONES

OVERVIEW



Retail CIL Charge Zones Overview

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