

## **Examination of the East Devon District Council Community Infrastructure Levy Draft Charging Schedule**

Mr M Dickins  
Planning Policy Manager  
East Devon District Council  
Knowle  
Sidmouth  
Devon  
EX10 8HL  
By email only

**Inspector: Anthony Thickett BA(Hons) BTP  
MRTPI Dip RSA**

**Programme Officer: Amanda Polley**  
Tel: 01395 571682  
Council Offices  
Knowle  
Sidmouth  
Devon  
EX10 8HL

E mail: programmeofficer@eastdevon.gov.uk

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Dear Mr Dickins,

I have considered the evidence and the written and oral representations made at the Community Infrastructure Levy (CIL) hearing and I would appreciate it if you could help me further by providing a response to the following.

A differential rate is proposed to be set for Cranbrook for residential development based on the particular infrastructure demands and costs relating to developing large strategic sites. The justification for this approach is set out in the Viability Study supporting the charging schedule<sup>1</sup>. The differential rate set for retail development (£0 in town centres and £150 per square metre [psm] elsewhere) is based in part on the costs associated with developing in town centres. I appreciate that building a new town centre at Cranbrook will not be subject to the constraints associated with building within a tight urban environment.

However, it seems to me that the costs associated with the creation of a new town centre are likely to be different to those relating to an out of town store or retail park. There is no analysis in the Viability Study similar to that relating to the development of strategic housing sites to indicate whether the proposed rate of £150 psm is appropriate given the challenges of creating a wholly new town centre. The success of the Local Plan in no small part depends on the creation of a successful new town at Cranbrook and I must be satisfied that the proposed rate of £150 psm will not threaten this aim.

At the CIL hearing I said I would write to you with a date for my report or indicating whether I required further information. Currently, I have no further questions to ask with regard to the charging schedule but the Community Infrastructure Levy Guidance February 2014 states that charging schedules and plans should inform and be generally consistent with each other<sup>2</sup>. Given that the charging schedule is geared up to providing the infrastructure necessary to deliver the growth planned in the new Local Plan, I am sure you will agree that it is the relevant plan.

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<sup>1</sup> CIL 05

<sup>2</sup> Paragraph 2:2:1

In light of the current delay in the Local Plan examination, the additional work you are undertaking and the changes that work may require to the Local Plan, it would not be sensible or appropriate, in my view, to proceed to issue my report on the CIL examination at this stage.

Yours sincerely

*A Thickett*

Inspector