



**East Devon District Council**

**Community Infrastructure Levy  
Infrastructure and Funding Gap Assessment**

**March 2014**



## **CIL03**

Introduction .....	5
Projected CIL income .....	5
The infrastructure planning process.....	22
Assessment of anticipated funding gap .....	22

## VERSION CONTROL

Version Number	Reason for Update	Date
01	Original Version	24 May 2013
02	Minor amendments to text	17 July 2013
03	Updated to current position for CIL Examination Hearing	7 March 2014

## Introduction

- 1.1 This report outlines the infrastructure planning evidence which underpins the East Devon Community Infrastructure Levy (CIL) Charging Schedule. The evidence is directly linked to the Local Plan (2006-2026) and the Infrastructure Delivery Plan (IDP).
- 1.2 The IDP is a live document and subject to change as more detailed costings become available and priorities change. This document has been produced based on the situation at the time of publication. This document updates and replaces the Infrastructure and Funding Gap Assessment submitted as evidence in support of the CIL Draft Charging Schedule.
- 1.3 This report first goes through the projected CIL income based on the growth planned for in the Local Plan (2006-2026). Following this, the report turns to the infrastructure planning process that has been followed, then the aggregate and residual funding gaps.

## Projected CIL income

- 2.1 The projected income from CIL has been worked out against the proposed housing figures of the Local Plan (2006-2026) moderated to the position at 7 March 2014. This process has taken into account a set of assumptions as set out below.
- 2.2 The assumptions used in working out the projected CIL income are as follows:
  - The Local Plan does not allocate any specific retail development and so no CIL income has been calculated. In reality it may be reasonable to expect additional CIL income from this source.
  - Any projected site that has not got permission or a resolution to grant permission at 7 March 2014 is assumed to be CIL liable (Goodmore's Farm and Pinn Court Farm allocations are current applications but have not yet been decided)..
  - New Local Plan affordable housing rates (50% and 25% as per Strategy 34) are assumed.
  - Windfalls for settlements based on projections in local plan and % of total windfalls in that settlement from April 2011 to September 2013.
  - For windfalls and non-strategic allocations in villages the average house gross internal floorspace is taken to be 90sqm.
  - For strategic allocations and non-strategic allocations in towns gross internal floorspace is worked out according to the expected numbers of house types and their average sizes.
  - Sidmouth, Coast and Rural areas are charged at £125 CIL.
  - Axminster, the "existing" town of Cranbrook, Exmouth, Honiton, Ottery St Mary, Seaton and the edge of Exeter allocations are charged at £80 CIL.
  - Allocated Cranbrook expansion areas are charged at £68 CIL.
  - The net floorspace has been calculated by subtracting the maximum existing floorspace in lawful use from the proposed floorspace. This should give a conservative estimate of CIL liability. Where the net floorspace calculates a negative number (i.e. the proposed floorspace is less than the existing) then the net floorspace is assumed to be 0sqm. Existing floorspaces are only estimates based on footprints of existing buildings and assumed numbers of floors within buildings. All existing floorspace is assumed to be in lawful use at the time of liability being calculated in order to form a very conservative anticipated CIL income.
  - A standard 15% meaningful proportion has been applied to all parishes. Whilst some parishes have expressed an interest in producing Neighbourhood Plans, none have yet been adopted or gone to Examination and so for now it has been assumed that no parishes have Neighbourhood Plans purely for the purpose of calculating CIL income.

- 2.3 Table1 (below) shows the CIL income calculations. Please note that the CIL liability calculations for each individual site are estimated and expressed purely for the CIL anticipated income calculation. They are not representative of what those sites will definitely be charged. The liability charge for all sites will be calculated at the time planning permission first permits development.

# CIL03

Table1 – CIL income calculations

<b><u>Windfalls and non-strategic allocations in villages</u></b>							
<b>Settlement</b>	<b>CIL rate</b>	<b>Meaningful Proportion</b>	<b>Charge per 90sqm dwelling</b>	<b>AH %</b>	<b>Total dwellings</b>	<b>Market dwellings</b>	<b>Total CIL income</b>
<b>East Devon's West End - Totals</b>							
Cranbrook	£125	15%	£11,250	25%	0	0	£0
Pinhoe	£125	15%	£11,250	50%	0	0	£0
North of Blackhorse	£125	15%	£11,250	50%	0	0	£0
<b>Towns - Totals</b>							
Axminster	£80	15%	£7,200	25%	47	35	£251,452
Budleigh Salterton	£125	15%	£11,250	50%	30	15	£169,484
Exmouth	£80	15%	£7,200	25%	359	269	£1,937,661
Honiton	£80	15%	£7,200	25%	85	64	£458,530
Ottery St Mary	£80	15%	£7,200	25%	14	10	£73,957
Seaton	£80	15%	£7,200	25%	102	77	£551,035
Sidmouth	£125	15%	£11,250	50%	489	244	£2,750,380
<b>Villages &amp; Rural Areas - Totals With BuABs</b>							
Awliscombe	£125	15%	£11,250	50%	20	10	£112,500
Alfington	£125	15%	£11,250	50%	5	3	£28,125
Axmouth	£125	15%	£11,250	50%	15	8	£87,065
Aylesbeare	£125	15%	£11,250	50%	8	4	£43,533
Beer	£125	15%	£11,250	50%	52	26	£293,478

## CIL03

Settlement	CIL rate	Meaningful Proportion	Charge per 90sqm dwelling	AH %	Total dwellings	Market dwellings	Total CIL income
Bramford Speke	£125	15%	£11,250	50%	5	3	£28,125
Branscombe	£125	15%	£11,250	50%	0	0	£0
Broadclyst	£125	15%	£11,250	50%	32	16	£178,288
Broadhembury	£125	15%	£11,250	50%	5	3	£28,125
Chardstock	£125	15%	£11,250	50%	0	0	£0
Clyst Hydon	£125	15%	£11,250	50%	0	0	£0
Clyst St George	£125	15%	£11,250	50%	25	13	£140,625
Clyst St Mary	£125	15%	£11,250	50%	3	1	£15,408
Colaton Raleigh	£125	15%	£11,250	50%	8	4	£43,533
Colyford	£125	15%	£11,250	50%	26	13	£148,696
Colyton	£125	15%	£11,250	50%	38	19	£212,283
Dunkeswell	£125	15%	£11,250	50%	40	20	£225,978
Dunkeswell (Highfield)	£125	15%	£11,250	50%	27	14	£154,076
East Budleigh	£125	15%	£11,250	50%	18	9	£99,783
Ebford	£125	15%	£11,250	50%	25	13	£140,625
Feniton	£125	15%	£11,250	50%	3	1	£15,408
Hawkchurch	£125	15%	£11,250	50%	5	3	£28,125
Kilmington	£125	15%	£11,250	50%	15	8	£84,375
Lypstone	£125	15%	£11,250	50%	23	11	£129,130
Membury	£125	15%	£11,250	50%	5	3	£28,125
Musbury	£125	15%	£11,250	50%	10	5	£56,250
Newton Poppleford	£125	15%	£11,250	50%	3	1	£15,408
Offwell	£125	15%	£11,250	50%	5	3	£28,125
Otterton	£125	15%	£11,250	50%	0	0	£0
Payhembury	£125	15%	£11,250	50%	5	3	£28,125
Plymtree	£125	15%	£11,250	50%	15	8	£84,375
Rockbeare	£125	15%	£11,250	50%	10	5	£56,250
Sidbury	£125	15%	£11,250	50%	15	8	£84,375



## CIL03

Settlement	CIL rate	Meaningful Proportion	Charge per 90sqm dwelling	AH %	Total dwellings	Market dwellings	Total CIL income
Smallridge	£125	15%	£11,250	50%	3	1	<b>£15,408</b>
Stockland	£125	15%	£11,250	50%	5	3	<b>£28,125</b>
Talaton	£125	15%	£11,250	50%	0	0	<b>£0</b>
Tipton St John	£125	15%	£11,250	50%	0	0	<b>£0</b>
Uplyme	£125	15%	£11,250	50%	23	11	<b>£127,908</b>
Upottery	£125	15%	£11,250	50%	27	13	<b>£151,386</b>
West Hill	£125	15%	£11,250	50%	40	20	<b>£227,690</b>
Whimble	£125	15%	£11,250	50%	9	5	<b>£50,625</b>
Woodbury	£125	15%	£11,250	50%	30	15	<b>£169,484</b>
Woodbury Salterton	£125	15%	£11,250	50%	0	0	<b>£0</b>
Rural Areas/Small Villages Without BuABs	£125	15%	£11,250	50%	95	48	<b>£536,576</b>
<b>Windfalls and Villages Non-strategic allocations TOTALS</b>					<b>1823</b>	<b>1063</b>	<b>£10,118,015.22</b>

# CIL03

## Strategic allocations and non-strategic allocations in towns

Site	CIL Rate	Meaningful proportion	Total dwellings	CIL Liable Market Dwellings				Total floorspace (sqm)	Total CIL
				Market dwellings	House types	No Market dwellings	Size (sqm)		
<b>Axminster</b>									
Cloakham Lawns	£0	15%			This site already has planning permission and so will not be CIL liable				£0.00
East of Town	£80	15%	650	488	One Bed Flat	0	45	0	<b>£3,822,000.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	97.5	65	6337.5	
					Three Bed Terrace	97.5	80	7800	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	97.5	95	9262.5	
					Three Bed Detached	0	105	0	
					Four Bed Detached	195	125	24375	
					Five Bed Detached	0	150	0	
					TOTAL	487.5	816	47775	
					Existing floorspace			0	
Net floorspace			47775						

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Budleigh Salterton</b>									
North of Greenway Road	£0	15%	This site already has planning permission and so will not be CIL liable						<b>£0.00</b>
Deepways	£0	15%	This site already has planning permission and so will not be CIL liable						<b>£0.00</b>

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Cranbrook</b>									
Cranbrook Expansion	£68	15%	2500	1875	One Bed Flat	0	45	0	<b>£12,495,000.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	375	65	24375	
					Three Bed Terrace	375	80	30000	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	375	95	35625	
					Three Bed Detached	0	105	0	
					Four Bed Detached	750	125	93750	
					Five Bed Detached	0	150	0	
					<b>TOTAL</b>	<b>1875</b>	<b>816</b>	<b>183750</b>	
							Existing floorspace	0	
		Net floorspace	183750						

# CIL03

				CIL Liable Market Dwellings																																																			
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL																																														
<b>Exmouth</b>																																																							
Plumb Park	£0	15%	This site already has resolution to grant planning permission and so will not be CIL liable							<b>£0.00</b>																																													
Goodmores Farm	£80	15%	350	263	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>One Bed Flat</td><td style="text-align: center;">0</td><td style="text-align: center;">45</td><td style="text-align: center;">0</td></tr> <tr><td>Two Bed Flat</td><td style="text-align: center;">0</td><td style="text-align: center;">56</td><td style="text-align: center;">0</td></tr> <tr><td>Two Bed Terrace</td><td style="text-align: center;">52.5</td><td style="text-align: center;">65</td><td style="text-align: center;">3412.5</td></tr> <tr><td>Three Bed Terrace</td><td style="text-align: center;">52.5</td><td style="text-align: center;">80</td><td style="text-align: center;">4200</td></tr> <tr><td>Four Bed Terrace</td><td style="text-align: center;">0</td><td style="text-align: center;">95</td><td style="text-align: center;">0</td></tr> <tr><td>Three Bed Semi</td><td style="text-align: center;">52.5</td><td style="text-align: center;">95</td><td style="text-align: center;">4987.5</td></tr> <tr><td>Three Bed Detached</td><td style="text-align: center;">0</td><td style="text-align: center;">105</td><td style="text-align: center;">0</td></tr> <tr><td>Four Bed Detached</td><td style="text-align: center;">105</td><td style="text-align: center;">125</td><td style="text-align: center;">13125</td></tr> <tr><td>Five Bed Detached</td><td style="text-align: center;">0</td><td style="text-align: center;">150</td><td style="text-align: center;">0</td></tr> <tr><td><b>TOTAL</b></td><td style="text-align: center;"><b>262.5</b></td><td style="text-align: center;"><b>816</b></td><td style="text-align: center;"><b>25725</b></td></tr> <tr><td colspan="2"></td><td>Existing floorspace</td><td style="text-align: center;">0</td></tr> <tr><td colspan="2"></td><td>Net floorspace</td><td style="text-align: center;">25725</td></tr> </table>	One Bed Flat	0	45	0	Two Bed Flat	0	56	0	Two Bed Terrace	52.5	65	3412.5	Three Bed Terrace	52.5	80	4200	Four Bed Terrace	0	95	0	Three Bed Semi	52.5	95	4987.5	Three Bed Detached	0	105	0	Four Bed Detached	105	125	13125	Five Bed Detached	0	150	0	<b>TOTAL</b>	<b>262.5</b>	<b>816</b>	<b>25725</b>			Existing floorspace	0			Net floorspace	25725		<b>£2,058,000.00</b>
One Bed Flat	0	45	0																																																				
Two Bed Flat	0	56	0																																																				
Two Bed Terrace	52.5	65	3412.5																																																				
Three Bed Terrace	52.5	80	4200																																																				
Four Bed Terrace	0	95	0																																																				
Three Bed Semi	52.5	95	4987.5																																																				
Three Bed Detached	0	105	0																																																				
Four Bed Detached	105	125	13125																																																				
Five Bed Detached	0	150	0																																																				
<b>TOTAL</b>	<b>262.5</b>	<b>816</b>	<b>25725</b>																																																				
		Existing floorspace	0																																																				
		Net floorspace	25725																																																				

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Honiton</b>									
Ottery Moor Lane	£80	15%	150	113	One Bed Flat	0	45	0	<b>£285,730.40</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	22.5	65	1462.5	
					Three Bed Terrace	22.5	80	1800	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	22.5	95	2137.5	
					Three Bed Detached	0	105	0	
					Four Bed Detached	45	125	5625	
					Five Bed Detached	0	150	0	
					<b>TOTAL</b>	<b>112.5</b>	<b>816</b>	<b>11025</b>	
						Net floorspace	3571.63		

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>North of Blackhorse</b>									
Tithebarn Green	£0	15%	This site already has planning permission and so will not be CIL liable						<b>£0.00</b>

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Ottery St Mary</b>									
Island Farm	£0	15%	This site already has planning permission and so will not be CIL liable						<b>£0.00</b>
Cuttler Hammer Site	£0	15%	This site already has resolution to grant planning permission and so will not be CIL liable						<b>£0.00</b>



# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Pinhoe</b>									
Old Park Farm	£0	15%	This site already has planning permission and so will not be CIL liable						<b>£0.00</b>
Pinn Court Farm	£80	15%	361	280	One Bed Flat	0	45	0	<b>£2,195,200.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	56	65	3640	
					Three Bed Terrace	56	80	4480	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	56	95	5320	
					Three Bed Detached	0	105	0	
					Four Bed Detached	112	125	14000	
					Five Bed Detached	0	150	0	
					<b>TOTAL</b>	<b>280</b>	<b>816</b>	<b>27440</b>	
							Existing floorspace	0	
		Net floorspace	27440						

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Seaton</b>									
Seaton Regen Area	£80	15%	75	56	One Bed Flat	0	45	0	<b>£441,000.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	11.25	65	731.25	
					Three Bed Terrace	11.25	80	900	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	11.25	95	1068.75	
					Three Bed Detached	0	105	0	
					Four Bed Detached	22.5	125	2812.5	
					Five Bed Detached	0	150	0	
					<b>TOTAL</b>	<b>56.25</b>	<b>816</b>	<b>5512.5</b>	
				Net floorspace		5512.5			
Seaton North of Rowan Drive	£80	15%	This site already has planning permission and so will not be CIL liable					<b>£0.00</b>	
Seaton Land West of Barnards Hill	£80	15%	This site already has planning permission and so will not be CIL liable					<b>£0.00</b>	

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
<b>Sidmouth</b>									
The Knowle	£125	15%	50	25	One Bed Flat	0	45	0	<b>£0.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	5	65	325	
					Three Bed Terrace	5	80	400	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	5	95	475	
					Three Bed Detached	0	105	0	
					Four Bed Detached	10	125	1250	
					Five Bed Detached	0	150	0	
					TOTAL	25	816	2450	
							Existing floorspace	8319	
		Net floorspace	0						

# CIL03

				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
Manstone Depot	£125	15%	20	10	One Bed Flat	0	45	0	<b>£41,375.00</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	2	65	130	
					Three Bed Terrace	2	80	160	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	2	95	190	
					Three Bed Detached	0	105	0	
					Four Bed Detached	4	125	500	
					Five Bed Detached	0	150	0	
					TOTAL	10	816	980	
					Existing floorspace			649	
					Net floorspace			331	

# CIL03

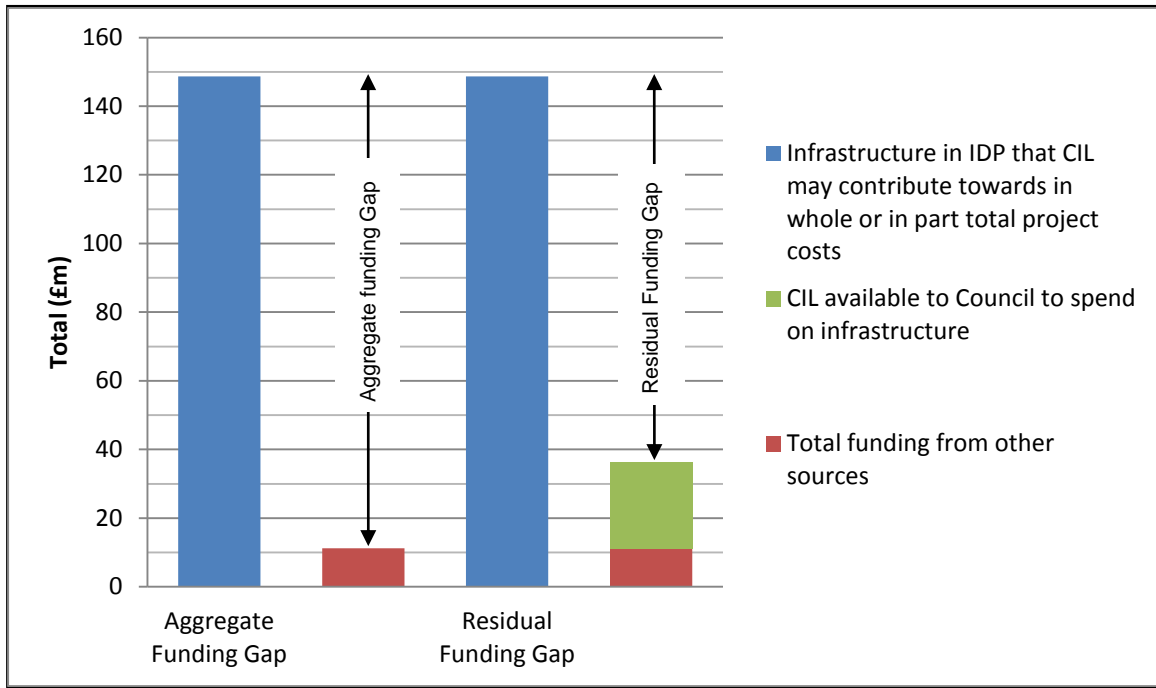
				CIL Liable Market Dwellings					
Site	CIL Rate	Meaningful proportion	Total dwellings	Market dwellings	House types	No Market dwellings	Size (sqm)	Total floorspace (sqm)	Total CIL
Port Royal	£125	15%	30	15	One Bed Flat	0	45	0	<b>£69,587.50</b>
					Two Bed Flat	0	56	0	
					Two Bed Terrace	3	65	195	
					Three Bed Terrace	3	80	240	
					Four Bed Terrace	0	95	0	
					Three Bed Semi	3	95	285	
					Three Bed Detached	0	105	0	
					Four Bed Detached	6	125	750	
					Five Bed Detached	0	150	0	
					<b>TOTAL</b>	<b>15</b>	<b>816</b>	<b>1470</b>	
							Existing floorspace	913.3	
							Net floorspace	556.7	
<b>Strategic Allocations and Towns Non-Strategic allocations TOTALS</b>			<b>4186</b>	<b>3125</b>	<b>£21,407,892.90</b>				
 <b>Total Residential CIL Income</b>									
			Total dwellings	Market dwellings	Total CIL income	Total meaningful proportion	Total CIL MINUS 15%		
<b>TOTALS</b>			<b>6009</b>	<b>4188</b>	<b>£31,525,908.12</b>	<b>£4,728,886.22</b>	<b>£25,220,726.49</b>		

## The infrastructure planning process

- 3.1 A Draft Infrastructure Delivery Plan (IDP) was produced in tandem with the Draft Charging Schedule. This document has now been updated at the request of the Inspector to show the current position with regards to infrastructure requirements and funding. The updated document has not been put to Council Members and is therefore an officer recommendation. The Draft IDP assesses all of the infrastructure required in order to deliver the Local Plan (2006-2026). This includes infrastructure identified to be delivered by CIL and by other means.
- 3.2 In producing the Draft IDP, all relevant infrastructure providers were contacted by a member of the Planning Policy team to discuss their infrastructure requirements based on the levels and locations of growth planned for in the Local Plan (2006-2026). The projects that came forward out of this process were then ranked in terms of priority into priority one (critical), priority two (essential), and priority three (desirable).
- 3.3 A Draft Regulation 123 List was published and submitted with the Draft Charging Schedule. This document has been updated to reflect the most up to date position with regards to infrastructure funding and potential draws on CIL money. The updated document has not been put to Council Members and is therefore an officer recommendation.

## Assessment of anticipated funding gap

- 4.1 The cost of delivering all of the infrastructure set out in the revised Draft IDP totals £244.9 million. The IDP contains infrastructure that will be delivered by a variety of funding sources. The infrastructure within the IDP that will be funded in whole or in part by CIL totals £148.7 million. Please note that these figures and the funding gap were correct at the time of publication of this report. These documents are live and liable to update as new projects arise and as more accurate costings are available.
- 4.2 £11.2 million of this cost will be funded through sources other than CIL (including existing S106 agreements, grants and private funding amongst other sources). The difference between the total infrastructure costs that CIL will contribute towards and the funding from other sources referred to as the **aggregate funding gap = £137.5 million**.
- 4.3 As previously identified, the anticipated total CIL income is approximately £31.5 million. Of this figure, 20% can be subtracted as the meaningful proportion (at 15%) and administration costs (at a maximum 5%), leaving £25.2 million available for the Council to fund infrastructure. This figure plus the £11.2 million in other funding sources gives a combined total funding pot of £36.4 million. The difference between the total infrastructure costs that CIL will contribute towards and the combined funding pot is referred to as the **residual funding gap = £101.1 million**.
- 4.4 As is clear from the chart below and the aggregate funding gap above, there is a very clear need to charge CIL in East Devon in order to help bridge that funding gap and deliver the Local Plan. The residual funding gap clearly shows that the total income from CIL will help to address the aggregate funding gap, but it still leaves a sizeable gap that justifies the requirement to charge CIL at the rates proposed.



- 4.5 In addition to this, it is important to note that should it be necessary, CIL could fund everything contained within “priority one” in the IDP. The funding gap for priority one infrastructure is acknowledged in the IDP as £14.7 million. The total CIL available for the Council to use towards infrastructure is £25.2 million. This being the case, all priority one infrastructure and some priority two/three could be funded by CIL if need be.
- 4.6 It is important to note that Parish Councils may use monies from their meaningful proportion to help deliver infrastructure items within the IDP which could therefore supplement the CIL funds taken into account in the above funding gap assessment. The meaningful proportion is taken to be £4.7 million.
- 4.7 It is also important to note that the above assessment assumes the full 5% of the total anticipated CIL income is to be used by the Charging Authority to cover administration costs. This may well be the case, however, equally, the Council may choose to use that money towards infrastructure as well. The administration money is taken to be just under £1.6 million.