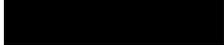


Our ref:
Your ref:

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

via email

Sally Parish
Planning Manager
1st floor
Ash House
Falcon Road
Sowton Industrial Estate
Exeter EX2 7LB

Direct Line: 

6 September 2019

Dear Planning Policy

East Devon Community Infrastructure Levy – CIL Draft Charging Schedule – Consultation

Thank you for consulting Highways England (HE) on the CIL Draft Charging Schedule. We were previously consulted on the CIL Preliminary Draft Charging Schedule in February 2019 where we confirmed that the charging schedule reflected an appropriate levy, in consideration of the opportunities and restraints faced by the Council.

We understand that the Council is revising its charging schedule to reflect amended legislation, updated national policy and guidance, latest evidence on development costs and values in the district, and to align with development being proposed in emerging Development Plans.

We also note that amended CIL Regulations came into force on 1 September 2019 which introduced some key changes to the preparation and implementation of CIL charging schedules and planning obligations, including the removal of the section 106 pooling restriction and replacement of the “Regulation 123 lists” of infrastructure that a charging authority intends to fund, or may fund, through the levy, with an annual infrastructure funding statement. This will allow local authorities to use both CIL and section 106 to fund the same item of infrastructure, providing greater funding flexibility in relation to infrastructure delivery.

Draft Infrastructure list

The amended regulations introduce a requirement for charging authorities to publish an annual infrastructure funding statement setting out how much CIL and planning obligations is collected and spent along with a list of infrastructure projects or types of infrastructure which will be, may be, wholly or partly funded by CIL. This statement should be published by 31 December each year starting from 2020, so for the purposes of this consultation an infrastructure list is considered optional at this time. However, for transparency the Council has prepared a draft list of infrastructure projects and types, and the inclusion of ‘Strategic Transport Infrastructure’ is interest to Highways England.

This of particular relevance in light of the emerging Greater Exeter Strategic Plan (GESP), where Highways England will need to understand how sites within East Devon which may be allocated

through this Plan will be considered for charging, to support the delivery of Strategic Infrastructure required to support the Plan.

We would welcome the opportunity to engage further with the Council on this matter, as your work progresses.

Yours sincerely



Sally Parish
South West Operations Division – Planning & Development
Email: 