

SMF/508/12/1

02 October 2019

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Dear Sir/ Madam

Re: Community Infrastructure Levy Draft Charging Schedule Consultation - Representations on behalf of The Crown Estate

On behalf of our client, The Crown Estate, please find enclosed our representations to the East Devon Community Infrastructure Levy (CIL) Draft Charging Schedule Consultation document (August 2019).

The Crown Estate (TCE) owns land forming part of the strategic allocation to the East of Axminster (identified for mixed use development under Strategy 20 of the Local Plan) and the Masterplan Study Area as defined in the Axminster North Eastern Urban Extension Masterplan endorsed by the Council in January 2019. TCE is working with the Council and Persimmon Homes (as the adjoining landowner) to deliver a comprehensive mixed use development that achieves the strategic priorities for the town and the District. The comments below are, therefore, made in the context of the delivery of the strategic extension at Axminster.

Extensive viability and technical work has been undertaken in relation to the endorsed Axminster North Eastern Urban Extension Masterplan (January 2019). The viability work that informed the endorsed Masterplan assumed a single CIL charge of £80 per sqm across the defined Masterplan Study Area. However, as matters stand, the Axminster Masterplan Study Area straddles the boundary of two adopted CIL charging zones £80/£125 as indicated on the adopted CIL Charging Zone map for Axminster (April 2016). TCE therefore supports the Council's proposed revision to the Axminster Charging Zones as shown in the revised CIL Charging Schedule (August 2019), to include the entire Masterplan Study Area in a single charging zone (strategic allocation site).

The CIL Review and Cranbrook Plan DPD Viability Study (January 2019) supporting this consultation concludes that CIL rates on strategic allocation sites should be allocated a reduced charge (£100psqm) when compared to the rest of the District (£150). In principle TCE supports this approach, which has regard to the infrastructure burden experienced by the strategic allocation sites. This is particularly notable in the context of the Axminster Urban Extension owing to significant on-site costs associated with the delivery of the Axminster relief road. It should be noted, however, that the revised CIL charge is higher than the rate assumed across the entire Masterplan Study Area within the viability work that informed the amount of development and distribution of land uses across the Axminster Urban Extension. The introduction of a higher CIL rate will increase the likelihood that the scheme will be unable to deliver policy compliant planning obligations.

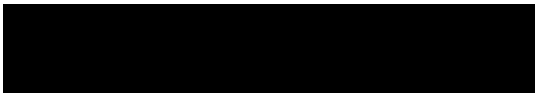
The CIL viability study further infers that the reduced CIL charge on strategic allocation sites is allocated to enable additional infrastructure to be funded by s106 under a revision of regulation 123. It should be noted that the viability work informing the endorsed Masterplan assumes that the CIL contributions arising from the Axminster Urban Extension will help to deliver the infrastructure items listed under para 2.23 of the consultation document (CIL Regulation 123 list). It is acknowledged that under the revised CIL Regulations (01 September 2019) the types of infrastructure that may be wholly or partly funded by CIL will be listed in the 'infrastructure funding statement'¹ instead of the CIL Regulation 123 list (as has been the case previously). In this regard, it should be noted that there is no scope within the viability for the Axminster Urban Extension to fund any of the infrastructure items listed under paragraph 2.23 of the consultation document (Regulation 123 list) through S106 contributions in addition to the CIL charge. Education infrastructure, associated with the Axminster urban extension, for example, must be funded via CIL.

I trust that the above comments will be taken into account when finalising the CIL Charging Schedule ahead of Examination later this year. If you have any queries relating to the above comments please do not hesitate to contact the undersigned. In the meantime I'd like to thank you for the opportunity to comment on the Draft Charging Schedule. I'd be grateful if you could confirm safe receipt of these representations.

Yours sincerely,



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¹ To be published in December 2020