

# Exeter City Council Community Infrastructure Levy Review:

## Draft Charging Schedule

## Submission Statement

### **Introduction**

As the Local Planning Authority and Community Infrastructure Levy (CIL) Charging Authority for Exeter, the City Council has the authority to charge CIL. The City Council has been charging CIL since December 2013. In the intervening ten years there have been significant changes in the city, the development industry and market conditions. This has resulted in a review of CIL rates in the City through an update of the CIL Charging Schedule.

Currently, the City Council charges CIL on the following uses:

- Residential development;
- Student housing; and
- Retail outside of the city centre.

All other development has a zero rate.

### **Viability evidence**

Viability evidence has been compiled to support the CIL review. This work has been put together by Three Dragons consultants. As part of this work, discussions highlighted which uses and development types are likely to have seen significant change since the implementation of the current CIL Charging Schedule. This led to viability evidence focusing on the following uses/development types with new/revised CIL rates proposed:

- Flatted development (introducing a specific zero rate);
- Build to rent (introducing a specific rate);
- Student housing (increasing the rate); and
- Co-living (introducing a specific rate).

The City Council is not proposing to amend the current rates for residential development, out of city centre retail and all other development.

### **Consultation**

Public consultation on the Draft Charging Schedule and supporting evidence was held for six weeks in December 2022 and January 2023. For completeness, the whole Draft Charging Schedule was made available for consultation although only four new or revised rates were proposed for review.

### **Submission**

The City Council is now submitting the Draft Charging Schedule and supporting evidence for independent examination. The submission documents are listed below:

Submission Statement

Statement of Representations Procedure Notice

Exeter City Council Community Infrastructure Levy Draft Charging Schedule

Relevant evidence to support the CIL Draft Charging Schedule

- Exeter CIL Review – Document 1 Background Information
- Exeter CIL Review – Viability Evidence

Exeter CIL Survey – Paper Copy

Equality Impact Assessment

Statement of Representations

Letters received

- Blocwork LLP
- Emma Townsend
- Exeter Civic Society
- Grainger PLC
- Growen Estates
- Martin Redfern
- McLaren Property
- McMurdo
- NHS Property Services
- Progressive Group
- Sport England

Following submission, the submission documents are available to view at the following locations:

Exeter Library

Castle St, Exeter EX4 3PQ

Pinhoe Library

Main Rd, Pinhoe, Exeter EX4 8HW

St Thomas Library

35 Church Rd, St Thomas, Exeter EX2 9AZ

Topsham Library

Nancy Potter House, Nelson Cl, Topsham, Exeter EX3 0DX

Exeter Civic Centre, Reception

Paris Street, Exeter, EX1 1JN