

Neighbourhood Development Plan Community Infrastructure Levy



In April we provided an overview of the Exminster parish Neighbourhood Development Plan (NDP) and the work of the Exminster Neighbourhood Development Plan implementation group (ENDPIG), in May we provided an overview of the planned Matford Development.

This month we look at the way in which developments in our parish provide funding for infrastructure projects for the community through the Community Infrastructure Levy.

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a charge on new development. The purpose of the CIL is to ensure that the costs of providing infrastructure to support the development of our area can be funded (wholly or partly) by levying a charge on the owners or developers of land when development takes place.

CIL is designed to be a transparent and fair way of ensuring that new development contributes to the provision of essential local facilities. CIL is chargeable on residential and retail development.

When does CIL get paid and how much does the Parish Council get?

Housing developers are required to pay CIL to Teignbridge at the start of house building. Parishes like Exminster which have their NDP in place are entitled to receive 25% of this levy to spend the money on infrastructure which they decide is needed. Parishes which do not have a NDP in place receive 15% of the levy. The NDP is used by the Parish Council to prioritise what our proportion of CIL is used towards.

The latest forecast suggests that the Parish Council would receive £6.6 million from CIL payments covering Sentry's Farm, Exminster House and Matford developments. This is over £3 million more than would have been received without a NDP. (As reported to the Parish Council on 4 April 2016.)

Details of how much CIL is paid and what it can be used towards is detailed on the Teignbridge planning site as part of the local plan. (<https://www.teignbridge.gov.uk/cil>) Additionally planning obligations agreed under section 106 of Town and Country Planning Act 1990 will still be used to deliver affordable housing and a limited amount of site-specific infrastructure.

What are the priorities for Exminster Parish Council to invest in?

The Exminster Neighbourhood Plan outlines that CIL will be used to: provide accessible community, sports and leisure facilities; purchase and maintain public green open spaces within Exminster Parish; and support necessary infrastructure for education, health and transport.

What else do I need to know?

Exminster have been championed by Teignbridge for being the first community to benefit from a £1 million CIL claim in a recent press release. (<https://www.teignbridge.gov.uk/article/22226/First-million-pound-community-claim-for-Teignbridge---060516>)

Need to know more?

The NDP implementation group provides updates to the Parish Council during its public meetings where you can hear the latest and ask questions during the public session.

The parish council website also holds the information regarding the neighbourhood development plan: www.exminsterparish.org.uk/wp/ndp/

If you have any queries get in touch with Helen Hibbins via email: rfo@exminsterparish.org.uk