



**From:** CIL Consultation  
**Subject:** FW: MID DEVON COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE  
**Attachments:** 0105-25.M5 CIL DCS.pdf

Please find attached letter in respect of the above.

Regards.

Elaine Elstone  
Secretary  
TETLOW KING PLANNING  
Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol BS16 5EL



Website: [www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)

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Unit 2 Eclipse Office Park High Street Staple Hill Bristol BS16 5EL

W: [www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)

CIL Consultation  
Forward Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
EX16 6PP

Date: 13 February 2017

Our Ref: SL M5/0104-25

By email only:  
[cilconsultation@middevon.gov.uk](mailto:cilconsultation@middevon.gov.uk)

Dear Sir or Madam

**RE: MID DEVON COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE**

We represent the **South West HARP Planning Consortium** which includes all the leading Housing Association Registered Providers (HARPs) across the South West. Our clients' principal concern is to optimise the provision of affordable housing through the preparation of consistent policies that help deliver the wider economic and social outcomes needed throughout the South West region.

#### Appendix 1 – CIL Rates

This table is the only example of including an affordable dwelling category within a CIL Charging Schedule across the South West. Due to the exemption of specific forms of social housing in the CIL Regulations, this does not need to be highlighted in the Charging Schedule. The PPG notes however that in setting CIL charging rates a Local Planning Authority may seek to exempt other forms of affordable housing that would not qualify for social housing relief under the CIL Regulations 2010:

*“For example, to reflect viability and encourage greater provision and innovation in delivery of social housing, authorities may wish to consider applying a zero or reduced rate of levy charge to alternative models for provision of social housing, as defined locally, which will not otherwise be eligible for social housing or charitable relief from the levy.” (Paragraph: 022 Reference ID: 25-022-20140612)*

If it is the Council's intention to extend this nil charge to other forms of affordable housing then this is supported as this would significantly benefit RPs seeking to deliver a range of affordable housing in Mid Devon. We recommend that the definition set out below the table be amended to state:

*“Affordable Dwellings are dwellings which would comply with the definition as set out at Annex 2 of the NPPF, as well as those which qualify for Social housing relief under the Community Infrastructure Levy Regulations 2010 (as amended).”*

If it is not, the row is unnecessary and should be removed.

#### Appendix 3 – CIL Instalments Policy

We support the inclusion of an Instalments Policy within the CIL Charging Schedule. This allows developers to spread the cost of the charge over a longer development period. In our experience this can greatly improve cash flow when developing sites of all sizes.

#### Exceptional Circumstances Relief

We note the Council's comments that the circumstances in which discretionary relief may be required are likely to be rare which does not necessitate including a relief policy. We strongly argue in favour of including a policy as in our experience elsewhere in the South West, such a policy can be very helpful in bringing forward those few schemes for which the lack of relief would prevent a large proportion of affordable housing being delivered. It allows the Council to continue to support growth and deliver

development where S106 and CIL would otherwise conflict, and allows the Council to apply its discretion to each case. As the Council believes the circumstances in which relief may be sought to be rare, this contradicts the statement that such a policy would add an additional layer of complexity and increase overall costs of CIL administration. We ask that the Council seek to include a policy to support those RPs working locally to deliver affordable housing, and those developments that would also deliver clear regenerative or other benefits locally.

We would like to be consulted on further stages of the Community Infrastructure Levy, by email only to [REDACTED]. Please ensure that the **South West HARP Planning Consortium** is retained on the planning policy database, with **Tetlow King Planning** listed as their agents.

Yours faithfully

[REDACTED]

**SEAN LEWIS MPlan  
PLANNER**  
For and On Behalf Of  
TETLOW KING PLANNING

[REDACTED]

**Cc:** Aster Group  
DCH Group  
Guinness Partnership  
Spectrum Housing Group  
Westward Housing Group  
Yarlington Housing Group

Hedley Steele – Housing Department  
Katie Furner – Housing Department