

# Community Infrastructure Levy (CIL) - Demand Notice. Phase 2.

Regulation 69, Community Infrastructure Levy Regulations (2010), as amended

1.	<b>Date Demand Notice Issued</b>	14th December 2021
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2.	<b>CIL Collecting Authority</b>	Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN
	<b>Contact officer's name</b>	Michael Higgins / John Llewellyn
	<b>Contact telephone number</b>	01392 265616
	<b>Email</b>	Michael.higgins@exeter.gov.uk

3.	<b>Name and address of recipient</b> This notice has been sent to:	
	<b>Name:</b>	David Lovell Heritage Developments (SW) Limited
	<b>Address:</b>	
	<b>Email:</b>	

4.	<b>Date of intended or deemed commencement of development</b>	10 <sup>th</sup> November 2021.
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5.	<b>Details of chargeable development to which this Demand Notice relates</b>	
a)	<b>Planning reference</b>	20/0321/FUL & 21/1516/NMA
b)	<b>Phase which this demand notice relates to</b>	Phase 2
c)	<b>Total number of phases</b>	Four
d)	<b>Site address</b>	Land At Broom Park Nurseries And Five Acres, Exeter Road, Topsham, Exeter, EX3 0LY

e)	<b>Description of chargeable development</b>	<p>Demolition of existing buildings: Proposed residential development of 61 no. residential units, including affordable housing, plus open space, landscaping, car parking, cycle spaces, drainage, vehicular access, internal roads, provision of link road and all associated infrastructure and development. 20/0321/FUL</p> <p>Non-Material Minor Amendment to condition 2 (approved drawings) to amend layout of plots 55 - 61, substitution of amended house types to various plots with associated minor changes to site layout (including introduction of some bungalow housetypes) and minor variations to the design of existing approved house types as follows -</p> <p>Plot: 1, 2, 3, 46, 47, 61 - Derwent Housetype</p> <p>Plot: 10, 11, 12, 13 - Hartwell Bungalow Housetype</p> <p>Plot: 5, 6, 9, 32, 54 - Oxley Bungalow Housetype</p> <p>Plot: 7, 8, 53, 60 - Harlington Bungalow Housetype</p> <p>Plot: 59, 4 - Kinnersley A &amp; B (Variants of approved housetype)</p> <p>Plot 14 - Harcourt Housetype</p> <p>Plot 45 - Petworth Housetype</p> <p>Plot 30, 31 Appley - (Amendment to Roof design of approved Housetype)</p> <p>Plot: 55 &amp; 56 - Appley - (Amendment to Roof design of approved Housetype)</p> <p>Plot 48, 49, 57 &amp; 58 - Appley / Butley - (Amendment to Roof design of approved Housetype)</p> <p>(Non-Material Minor Amendment to Planning Permission reference no. 20/0321/FUL granted on 12th July 2021. 21/1516/NMA</p>
f)	<b>Date of Liability Notice</b>	5 <sup>th</sup> November 2021

<b>6.</b>	<b>Reason for issuing Demand Notice</b>
	A valid commencement notice has been received from Mr Guy Oliver Of Heritage Homes

<b>7.</b>	<b>The outstanding amount of CIL payable, including surcharges, that this Demand Notice relates to</b>		
	<table> <tr> <td><b>Amount:</b></td><td><b>£211,785.78</b></td></tr> </table>	<b>Amount:</b>	<b>£211,785.78</b>
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8.	When will this amount be due for payment?		
	The amount described in this notice will be due by the following dates in accordance with the Council's Instalment Policy. The accompanying invoice is for the first instalment.		
	£50,000	The following date, being <b>60 days</b> after the date on which the development commences	9 <sup>th</sup> January 2022
	£150,000	The following date, being <b>one year</b> after the date on which the development commences	10 <sup>th</sup> November 2022
	£11,785.78	The following date, being <b>18 months</b> after the date on which the development commences	10 <sup>th</sup> May 2023

## **Method and receipt of payment**

You may pay by the due date(s) described in any combination of money to the CIL collecting authority and/or transfer of land to a previously agreed beneficiary. Further details of paying CIL by transferring land can be found at <http://planningguidance.planningportal.gov.uk/blog/guidance/community-infrastructure-levy/collecting-the-levy/payment-in-kind>.

The accompanying invoice includes details of how to pay. You are entitled to a receipt for this payment from Exeter City Council. Please inform the officer named in section 2 above when you have made payment, so that a receipt can be issued.

If you are not the applicant, works have not commenced on your land and you have not agreed for works to commence on your land, then under regulation 69A of the Community Infrastructure Levy Regulations 2010 (as amended) you may make a request for a suspension of this demand notice until any such works are commenced. Please contact the officer named in section 2 above for more details.

<b>9.</b>	<b>Rights of appeal</b> You may have a right of appeal, according to the circumstances set out below.	
	Where this Demand Notice has been issued because development is deemed by the Council to have commenced.	You may appeal against the decision to deem that development has commenced, by doing so to the Planning Inspectorate within 28 days of receiving notice of such a decision.
	A surcharge has been imposed.	You may appeal against this surcharge to the Planning Inspectorate within 28 days of the date of this notice.
	An apportionment has been carried out and appended to the notice.	You may appeal against the decision to apportion a CIL liability by doing so to the Valuations Office Agency within 28 days of receiving notice of such an apportionment.

For the Planning Inspectorate, further information can be found at <http://www.planningportal.gov.uk/planning/appeals/cilappeals> and for the VOA, further information can be found at <http://www.voa.gov.uk/cil/index.html>.