

Community Infrastructure Levy (CIL) - Demand Notice. Phase 1

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

1.	Date Demand Notice Issued	13 th December 2022
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2.	CIL Collecting Authority	Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN
	Contact officer's name	John Llewellyn
	Contact telephone number	01392 265614
	Email	John.llewellyn@exeter.gov.uk

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

4.	Date of intended or deemed commencement of development	7 th November 2022
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5.	Details of chargeable development to which this Demand Notice relates	
	a) Planning reference	20/0321/FUL, 21/1516/NMA & 22/0329/NMA
	b) Phase which this demand	Phase 1
	c) Total number of phases	Four
	d) Site address	Land At Broom Park Nurseries And Five Acres, Exeter Road, Topsham, Exeter, EX3 0LY

e)	Description of chargeable development	<p>20/0321/FUL. 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.</p> <p>21/1516/NMA. 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... (Non-Material Minor Amendment to Planning Permission reference no. 20/0321/FUL granted on 12th July 2021).</p> <p>22/0329/NMA. Non-material minor amendment to condition 2 (approved drawings) to amend layout comprising Plot 30 (Reorientation of Appley house type), Plot 8 (Revert back to a variation of Kinnersley house type as previously shown on original planning permission), Plot 19 (Variation of fenestration to Petworth house type). (Non-material Minor Amendment to Planning Permission reference no. 20/0321/FUL granted on 12th July 2021)</p>
f)	Date of Liability Notice	13 th December 2022

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

7.	The outstanding amount of CIL payable, including surcharges, that this Demand Notice relates to		
	<table> <tr> <td>Amount:</td><td>£208,135.83</td></tr> </table>	Amount:	£208,135.83
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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.		
	£50,000.00	The following date, being 60 days after the date on which the development commences	11 th February 2023
	£150,000.00	The following date, being one year after the date on which the development commences	7 th November 2023
	£8,135.83	The following date, being 18 months after the date on which the development commences	7 th May 2024

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.

9.	Rights of appeal 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>.