
From: Guy Olliver <Guy@heritagehomes.co.uk>
Sent: 08 November 2021 14:43
To: Michael Higgins; David Lovell
Cc: Judith Woodman; John Llewellyn; ECC Land Charges; Terri Juleff-Skidmore
Subject: CIL Notices 20.0321.FUL and 21.1516.NMA - Land At Broom Park Nurseries And Five Acres Exeter Rd Topsham
Attachments: 08112021-Scan-150554.pdf

Good afternoon Michael

Yes apologies that the commencement notice wasn't specific enough and thank you for the revised CIL Liability Notice.

I attach the new CIL Commencement Notice for your information – for Phase 2 only at this stage.

Kind regards

Guy

Guy Olliver
Commercial and Technical Manager

Tel: 01392 829900

Email: Guy@heritagehomes.co.uk

Mobile: 07834 322283



1A Newton Centre
Thorverton Road
Matford Business Park
Exeter
EX2 8GN

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From: Michael Higgins [mailto:michael.higgins@exeter.gov.uk]

Sent: 08 November 2021 13:41

To: Guy Olliver ; David Lovell

Cc: Judith Woodman ; John Llewellyn ; ECC Land Charges ; Terri Juleff-Skidmore

Subject: RE: Re CIL Notices 20.0321.FUL and 21.1516.NMA - Land At Broom Park Nurseries And Five Acres Exeter Rd Topsham

Dear Guy

I wasn't aware from your commencement notice that you only intended this to relate to Phase 2. However we have now prepared a revised CIL Liability Notice reflecting the phased delivery of the scheme and indicating the CIL liabilities for each phase.

Could you please submit asap a revised CIL Commencement Notice accordingly (it would help if this specified the start dates applying to each phase).

Regards

Michael Higgins

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265616

From: Guy Olliver <Guy@heritagehomes.co.uk>

Sent: 04 November 2021 16:07

To: Michael Higgins <michael.higgins@exeter.gov.uk>; David Lovell <David@heritagehomes.co.uk>

Cc: Judith Woodman <judith.woodman@exeter.gov.uk>; John Llewellyn <john.llewellyn@exeter.gov.uk>; ECC Land Charges <land.charges@exeter.gov.uk>; Terri Juleff-Skidmore <terri.juleff-skidmore@exeter.gov.uk>

Subject: RE: Re CIL Notices 20.0321.FUL and 21.1516.NMA - Land At Broom Park Nurseries And Five Acres Exeter Rd Topsham

Good afternoon Michael

Thank you for the CIL Liability Notice and Social Housing Relief letter accompanying.

As the project construction is to be phased, my CIL Commencement Notice applies to the first construction phase (Phase 2) only at this stage. Can you confirm that the CIL Liability Notice is to be issued showing the individual phased liabilities please?

Kind regards

Guy

Guy Olliver

Commercial and Technical Manager

Tel: 01392 829900

Email: Guy@heritagehomes.co.uk

Mobile: 07834 322283



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Heritage Developments South West Ltd, 1a Newton Centre, Thorverton Road, Matford Business Park. Exeter. EX2 8GN
Tel: 01392 829900 Fax: 01392 829901 Web: www.heritagewhohomes.co.uk

From: Michael Higgins [<mailto:michael.higgins@exeter.gov.uk>]

Sent: 04 November 2021 15:21

To: David Lovell <David@heritagehomes.co.uk>; Guy Olliver <Guy@heritagehomes.co.uk>

Cc: Judith Woodman <judith.woodman@exeter.gov.uk>; John Llewellyn <john.llewellyn@exeter.gov.uk>; ECC Land Charges <land.charges@exeter.gov.uk>; Terri Juleff-Skidmore <terri.juleff-skidmore@exeter.gov.uk>

Subject: Re CIL Notices 20.0321.FUL and 21.1516.NMA - Land At Broom Park Nurseries And Five Acres Exeter Rd Topsham

Dear Guy/David

Further to your recent email enclosing a CIL Assumption of Liability Form, CIL Social Housing Relief Form and CIL Commencement Notice Form please find attached the Council's formal decision letter in respect of your claim for CIL Social Housing Relief along with a corresponding CIL Liability Notice.

Regards

Michael Higgins

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265616

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Community Infrastructure Levy (CIL) - Form 6: Commencement Notice

This notice must be received by the Collecting Authority prior to commencing your development. Failure to do so may result in you losing the ability to pay the levy in instalments and you may also incur a surcharge.

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Please note the following if you have obtained, or intend to obtain, an exemption or relief from the levy

If your CIL liability notice, or revised CIL liability notice, was issued prior to 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will nullify that exemption or relief and make you liable for the levy.

If your CIL liability notice, or revised CIL liability notice, was issued on or after 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will result in a surcharge being applied by the collecting authority equal to 20% of the notional chargeable amount or £2,500, whichever is the lower amount (or, if you received exceptional circumstances relief from the levy, may result in the surcharge being applied).

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "what is a Commencement Notice and when it is issued".

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'. Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent user of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any subsequent information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Details of Development

A: Planning Application reference /
Notice of Chargeable Development:

20/0321/FUL & 21/1516/NMA

B: Development Commencement Date:

10/11/21 - PHASE 2 ONLY.

C: Liability Notice reference:

LIABILITY NOTICE FOR ABOVE DATED 5/11/21

Development permitted by A will commence on B. This will trigger the levy liability described in C.

Site address:

LAND AT BROOM PARK NURSERY AND FIVE ACRES, EXETER ROAD,
TOPSHAM, EXETER, DEVON, EX3 0LY

Description of development:

DEMOLITION OF EXISTING BUILDINGS & ERECTION OF 61 RESIDENTIAL
UNITS INCLUDING ALL ASSOCIATED ROADS, DRAINAGE & LANDSCAPING.

Details of person sending this notice

Title: First name:
Last name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:
Telephone number
Country code: National number: Extension number:
Email address (optional):
Please state your interest in the site:
☐ Liable Party ☒ Landowner ☐ Applicant ☐ Agent
Other (please give details)

Details of collecting authority to whom the notice is being sent

Title: First name:
Last name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:
Telephone number
Country code: National number: Extension number:
Email address (optional):

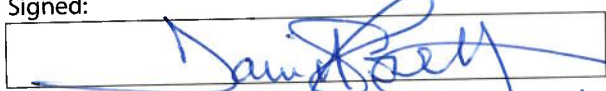
Declaration

By signing this declaration:

- I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement.
- I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500 (the surcharge is discretionary in respect of exceptional circumstances relief).
- I also confirm my understanding that:
 - If my Liability or Revised Liability Notice for CIL was issued before 1 September 2019; **and**
 - If I have either been granted an exemption or relief from the levy, or will be seeking an exemption or relief from the levy (which I understand must be granted prior to commencement of the development)That failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will nullify any exemption or relief I have previously obtained, and make me liable for the levy (except in respect of exceptional circumstances relief), and that a surcharge may also be applied.
- I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.
For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed:

Date (DD/MM/YYYY):



It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.