



PlanTeignbridge

# Community Infrastructure Levy (CIL)

Teignbridge District Council  
CIL Charging Schedule

May 2026

# Community Infrastructure Levy (CIL)

## Teignbridge Charging Schedule

May 2026

<b>1. Background</b> .....	3
<b>2. CIL Rates</b> .....	4
Retail .....	4
Residential .....	4
Dwellinghouses (Use Classes 'C3' and 'C4') .....	4
Flats and Apartment Developments .....	4
Open Market homes on Rural Exception Sites (Policy H7) .....	5
Open Market homes on Other Exceptions Sites (Policy H8) .....	5
Retirement Housing .....	5
All Other Uses: .....	5
Calculating the Chargeable Amount: .....	5
<b>3. Charging Zone Maps</b> .....	6-18

# 1. Background

This document sets out Teignbridge District Council's Charging Schedule for the Community Infrastructure Levy (CIL).

The CIL rates for development has been determined by viability evidence, taking account of the policies set out in the Teignbridge Local Plan 2040.

This Charging Schedule should be read alongside the regulatory requirements set out in the CIL Regulations 2010 (as amended) and any related guidance.

An examination report of December 2025 confirmed that this Charging Schedule complies with the requirements under the Planning Act 2008 (as amended) and the CIL Regulations 2010 (as amended).

Teignbridge District Council is the Charging Authority for the Teignbridge Local Plan Area. This excludes the Dartmoor National Park Authority area within Teignbridge.

CIL will be levied against retail and residential development, subject to various exceptions, as defined in the document below.

## **Post Examination Statement:**

This charging schedule has been issued, approved and published in accordance with the CIL Regulations 2010 (as amended) and Part 11 of the Planning Act 2008 (as amended).

The date on which the CIL charging schedule was approved; (Tbc)

The date on which the charging schedule takes effect; (Tbc)

## 2. CIL Rates

### Retail:

The CIL for retail development is as follows;

**Retail outside of identified town centres: £150 m<sup>2</sup>**

**Retail within identified town centre: £0 m<sup>2</sup>**

**Small retail with sales floor area of 280m<sup>2</sup> or less in any location: £0 m<sup>2</sup>**

Retail town centre Charging Zones correspond to the town centre areas identified in the Teignbridge Local Plan 2040 policies map.

The following settlements have defined town centre boundaries: Bovey Tracey, Chudleigh, Dawlish, Newton Abbot, Teignmouth.

CIL rates for Retail include shops selling 'convenience' and 'comparison' goods.

### Residential

The CIL rate for residential development vary by settlement and development type, as follows:

#### Dwellings (Use Classes 'C3' and 'C4')

Charging Zone 1:

Newton Abbot, Kingsteignton, Kingskerswell, Chudleigh and Dawlish: £150 m<sup>2</sup>

Charging Zone 2:

Teignmouth, Bovey Tracey, Edge of Exeter and housing allocations within the villages. (Allocations are in Bishopsteignton, Broadhempston, Chudleigh Knighton, Denbury, Doddiscombsleigh, Ipplepen, Kennford, Liverton, Starcross, and Tedburn St Mary): £210 m<sup>2</sup>

Charging Zone 3:

Bradmore New Neighbourhood (GC13): £0 m<sup>2</sup>

Charging Zone 4:

Markham Village (EE1) and Peamore and West Exe (EE2): £150 m<sup>2</sup>

Charging Zone 5:

All other Rural areas including rural villages: £300 m<sup>2</sup>

#### Affordable Housing in any location: £0 m<sup>2</sup>

Affordable Housing is defined in Regulation 49 (Social Housing relief) of CIL Regulations 2010 (as amended). The £0 charge eases the administrative processes. The £0 rate for Affordable Housing has no bearing on the Regulatory Social Housing Relief.

Charging Zones correspond to settlement limits and/or development allocations identified in the Teignbridge Local Plan 2040 policies map and shown in the Charging Zone maps within this document.

#### Flats and Apartment Developments

Development of flats and/or apartments in a block of 2 or more units on 2 or more storeys (in Use Class C2, C3 or C4): £0 m<sup>2</sup>

Flats and apartments are single floor units stacked vertically in a block. This includes flats and apartments for older people including Extra Care and Sheltered Accommodation.

### **Open Market homes on Rural Exception Sites (Policy H7)**

Open market residential homes on Rural Exception Sites (Policy H7) where a S106 is in place for provision of at least 70% affordable housing: £0 m<sup>2</sup>

Where open market units are delivered on a rural exception site for the purpose of supporting and cross subsidising the delivery of the affordable housing, open market units will be CIL zero rated providing a S106 is in place to secure sufficient affordable housing.

### **Open Market homes on Other Exceptions Sites (Policy H8)**

Open market homes delivered on a Policy H8 Other Exception site for the purposes of providing housing for local people, in accordance with the policy and including a local connection test as a planning condition or obligation: £150 m<sup>2</sup>.

### **Retirement Housing**

Retirement Housing including age restricted open market homes within Sheltered Housing, Retirement Living, Extra Care and Care Homes developments: £0 m<sup>2</sup>. Retirement housing will provide facilities not found in completely independent accommodation such as a secure main entrance, residents' lounge and access to an emergency alarm service.

Dwellings which meet the definition of retirement housing (as set out in the Policies and Guidance note) will not be required to pay CIL where a S106 (or Unilateral Undertaking) has been agreed to secure the retirement housing. This S106 should include a restriction requiring at least one resident per household to be aged 60 or over and/or registered disabled.

### **All Other Uses**

Based on an assessment of viability, a zero (£0 m<sup>2</sup>) CIL rate for all other development is considered appropriate.

This £0 m<sup>2</sup> rate includes developments of commercial, business and service development; general industrial; storage and distribution; and hotels.

### **Calculating the Chargeable Amount**

The Council will calculate the amount of CIL chargeable to a qualifying development utilising the formula set out the CIL Regulations. In summary the amount of CIL chargeable will be calculated as follows:

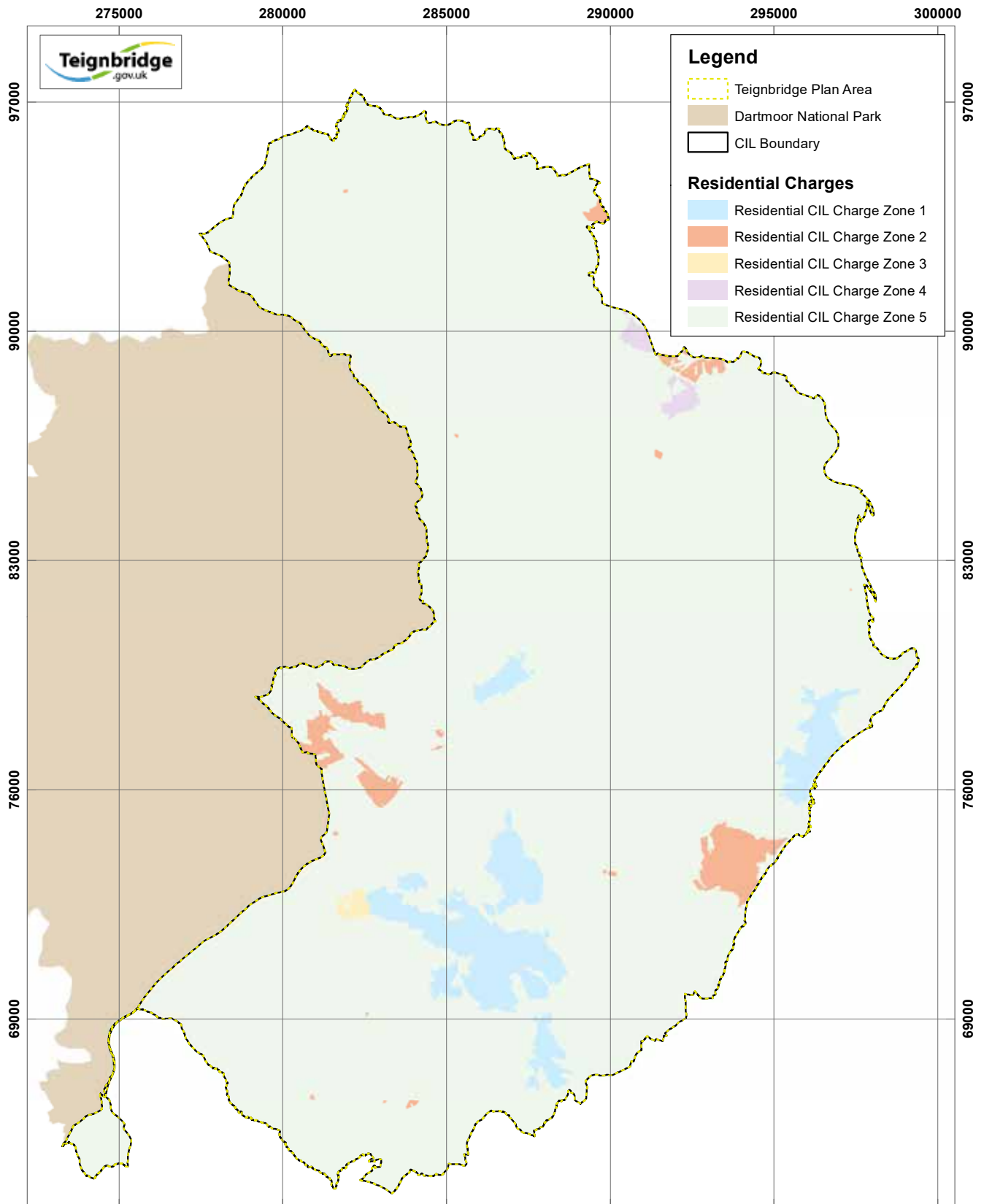
$$\frac{\text{CIL Rate} \times \text{Chargeable Floor Area (m}^2\text{)} \times \text{RICS CIL Index (Ip)}}{\text{RICS CIL Index (Ic)}}$$

(Ip) = index figure for the calendar year in which planning permission was granted

(Ic) = index figure for the calendar year in which the charging schedule took effect

### 3. Charging Zone Maps

Charging Zones are aligned with the settlement limits and/or development allocations identified within the Teignbridge Local Plan 2040 as follows:



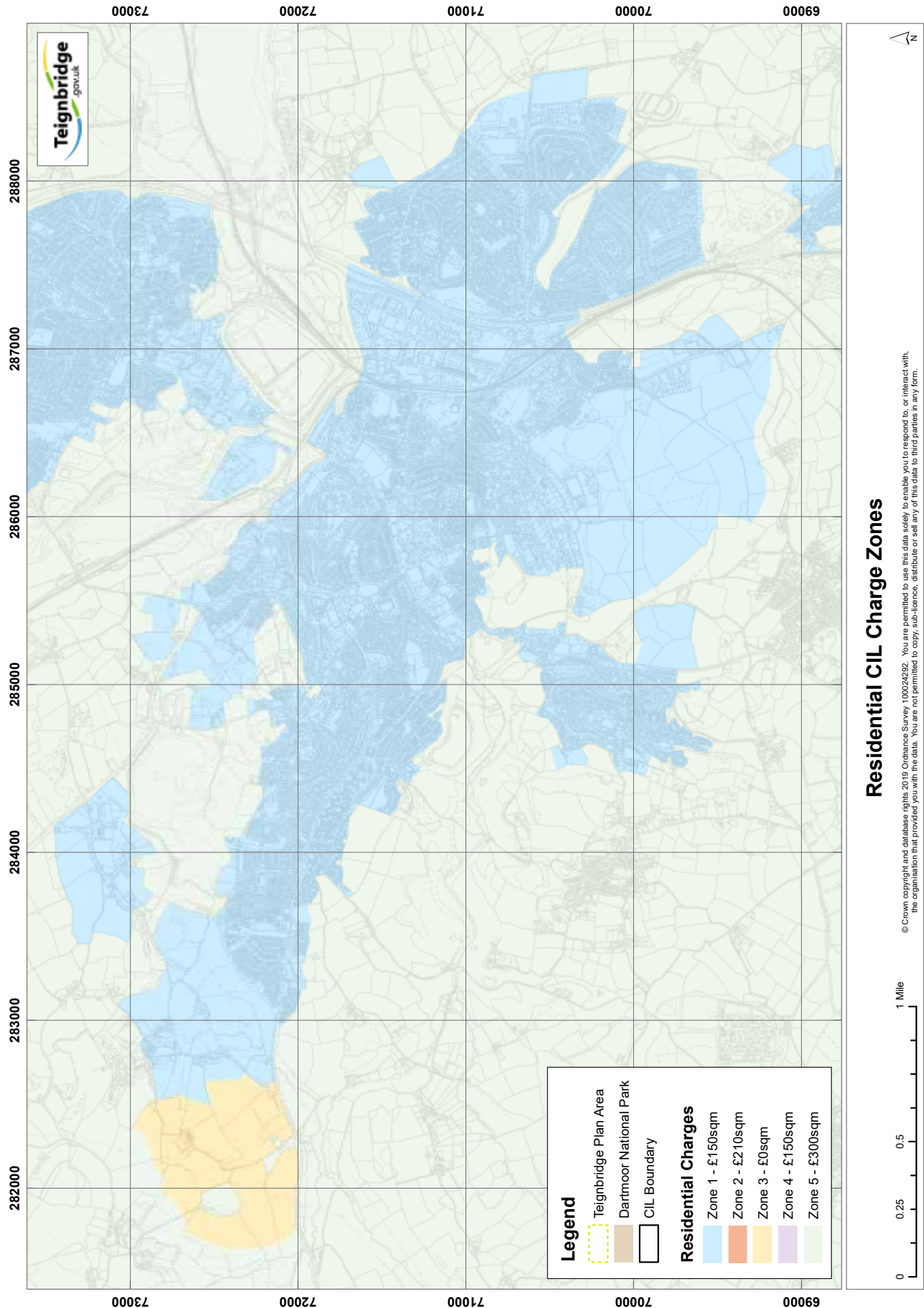
#### Residential CIL Charge Zones Overview

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

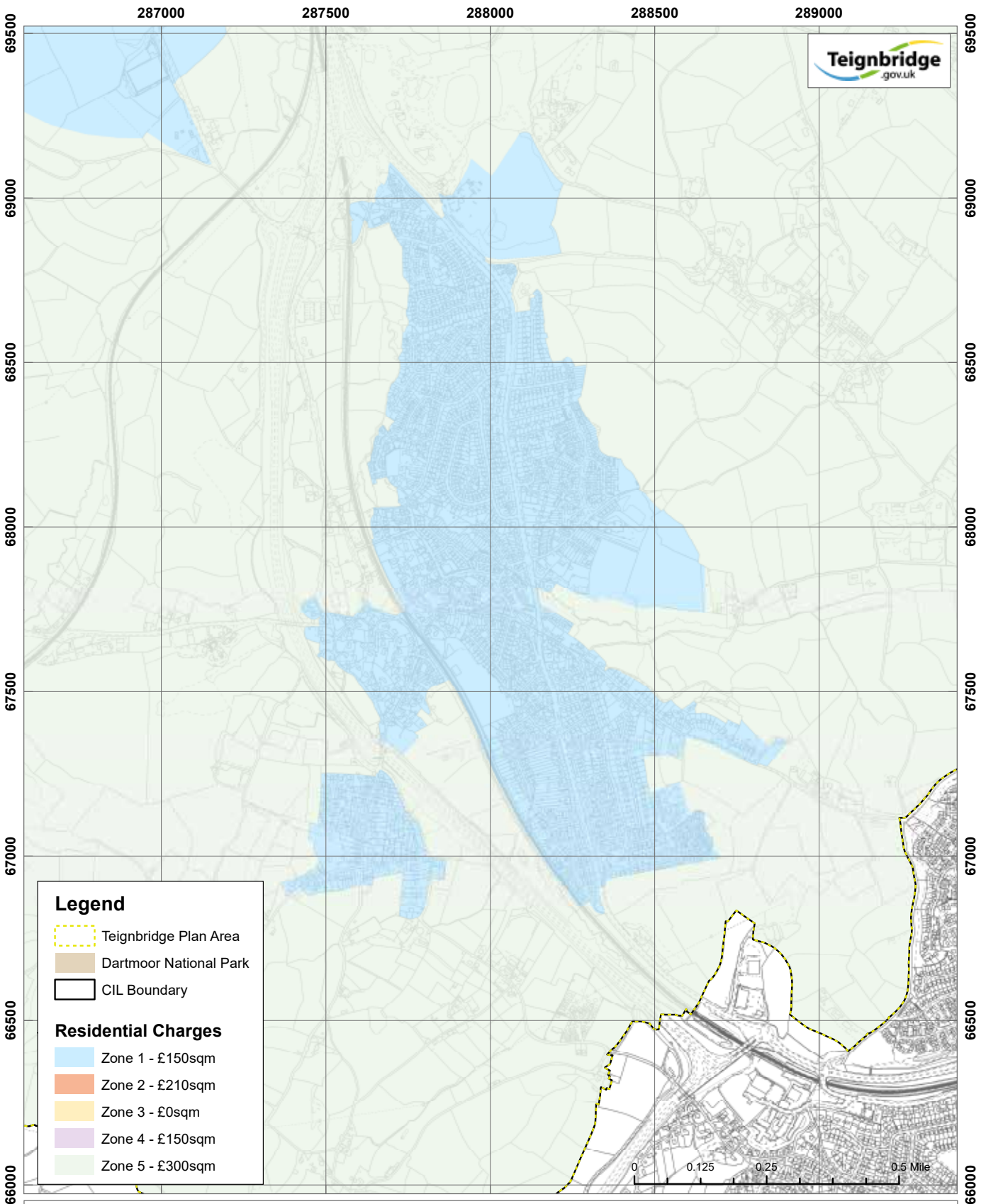
Newton Abbot



© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

# Residential Charging Zones

Kingskerswell



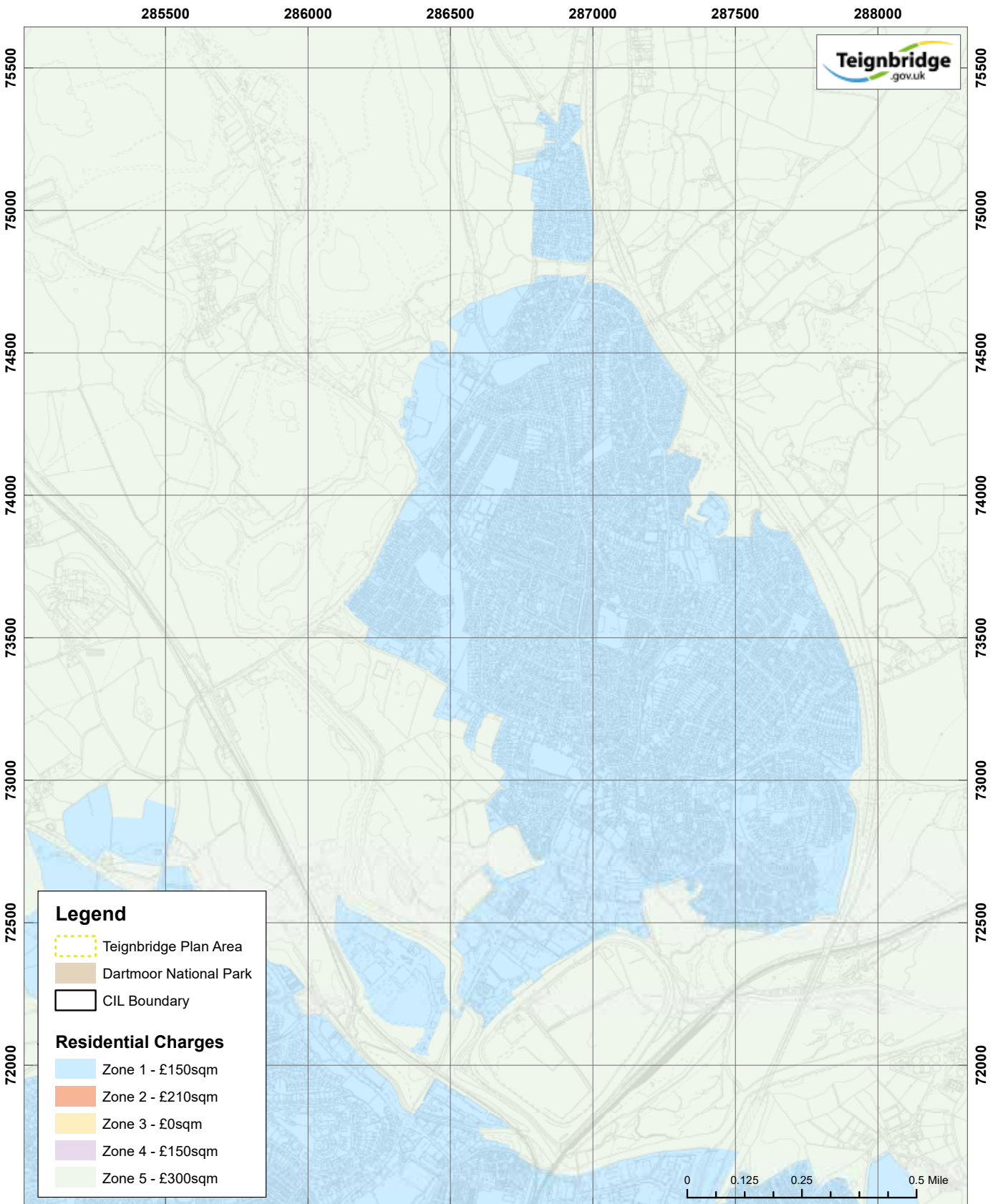
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Kingsteignton



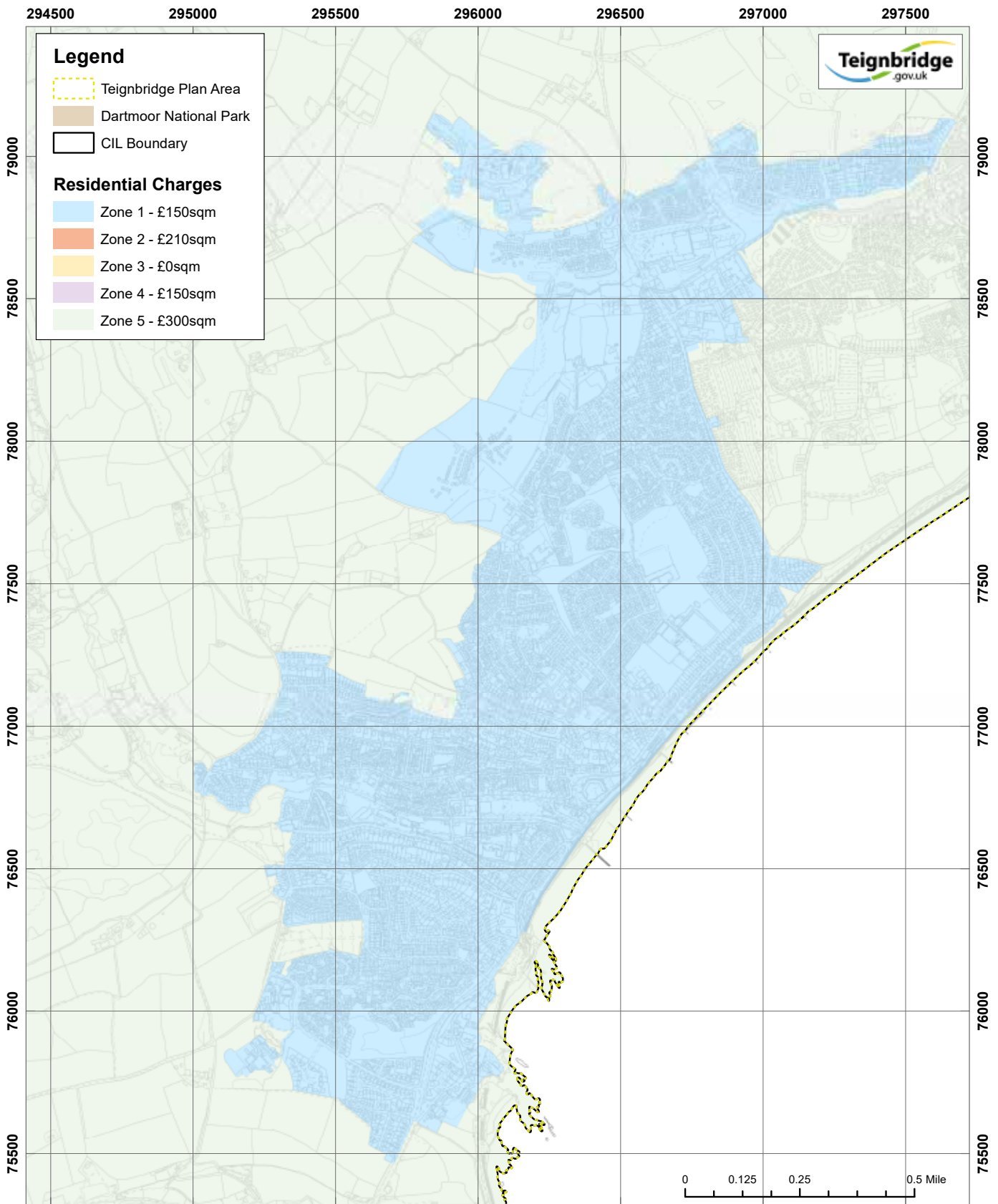
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Dawlish



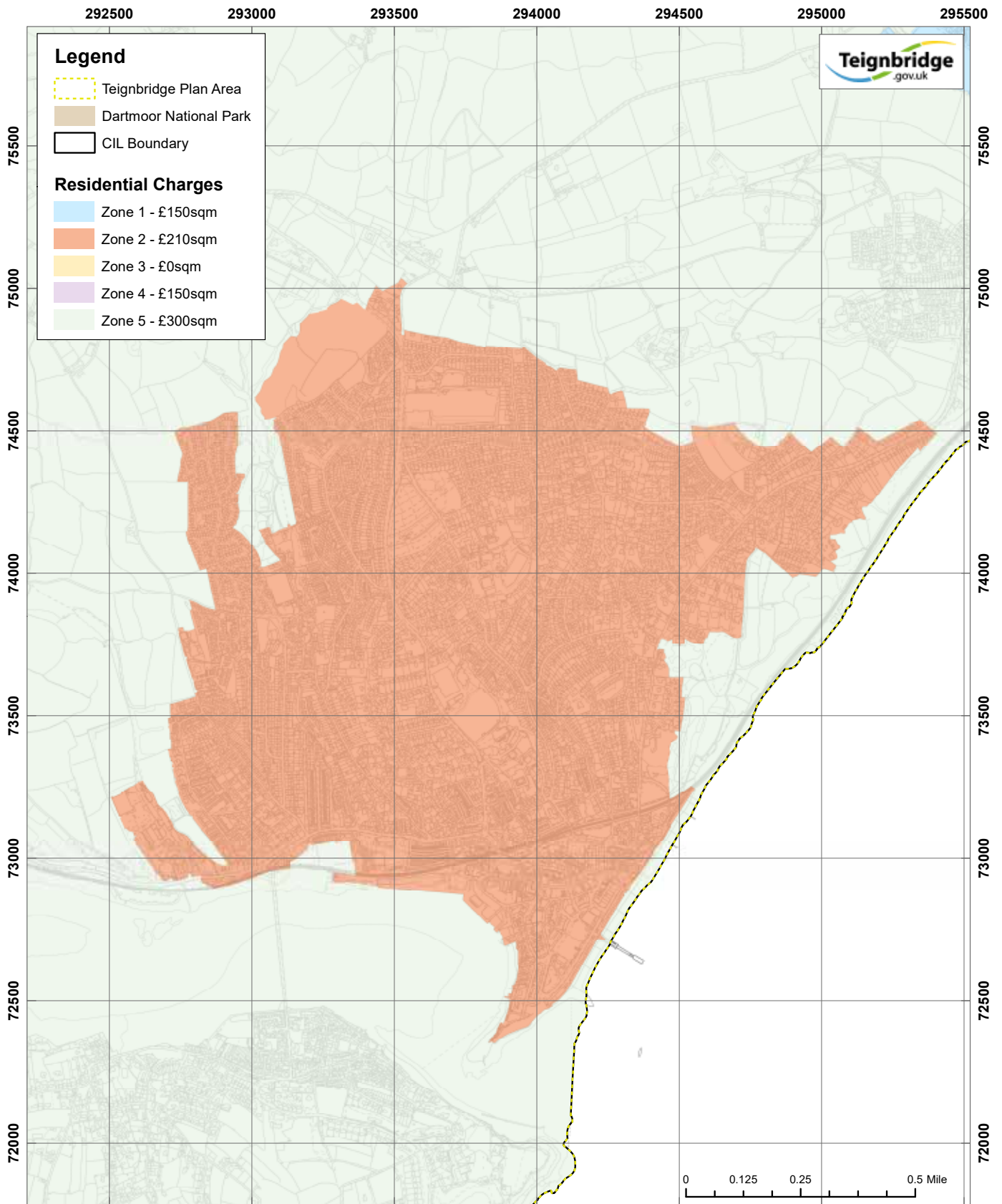
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Teignmouth



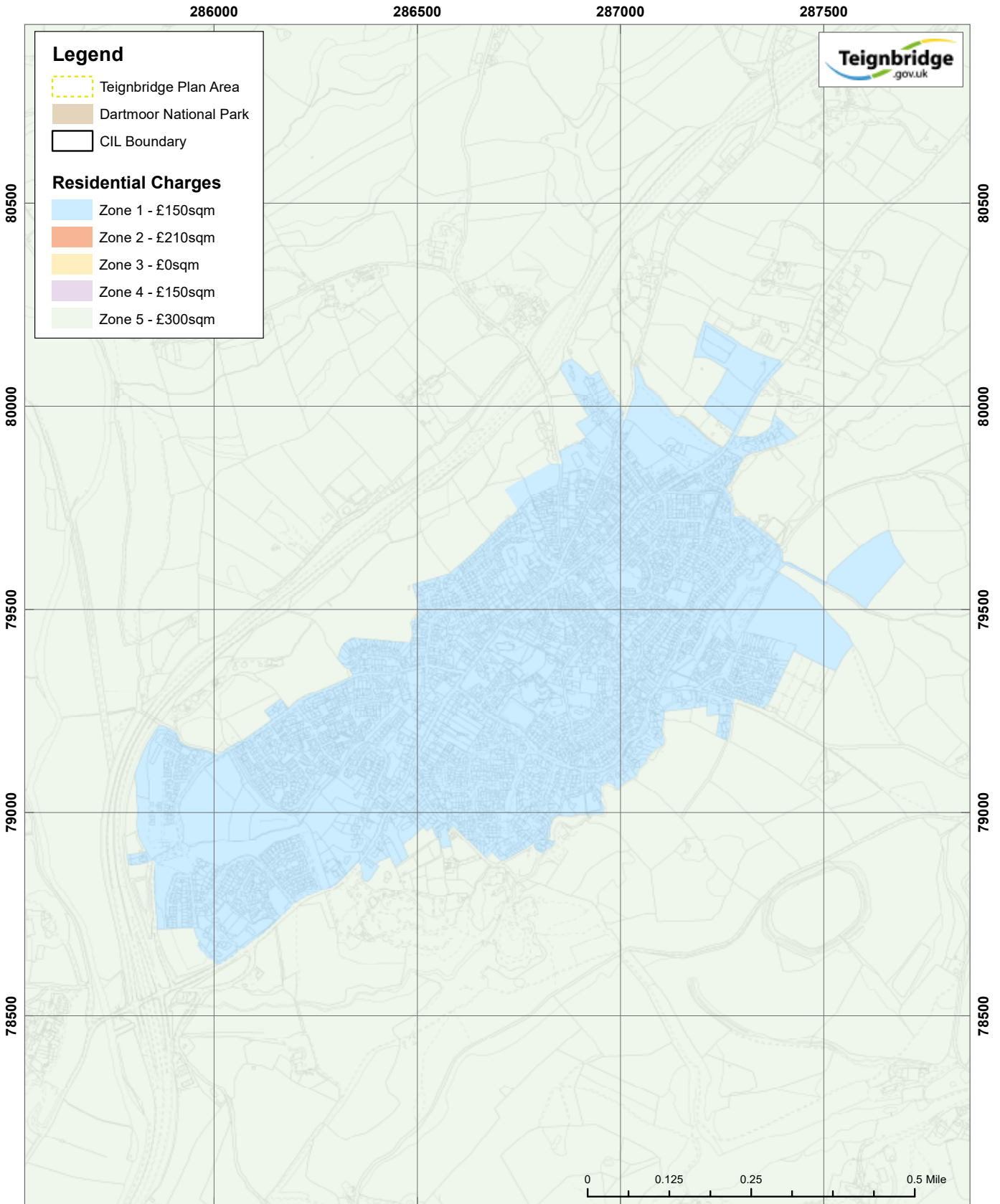
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Chudleigh



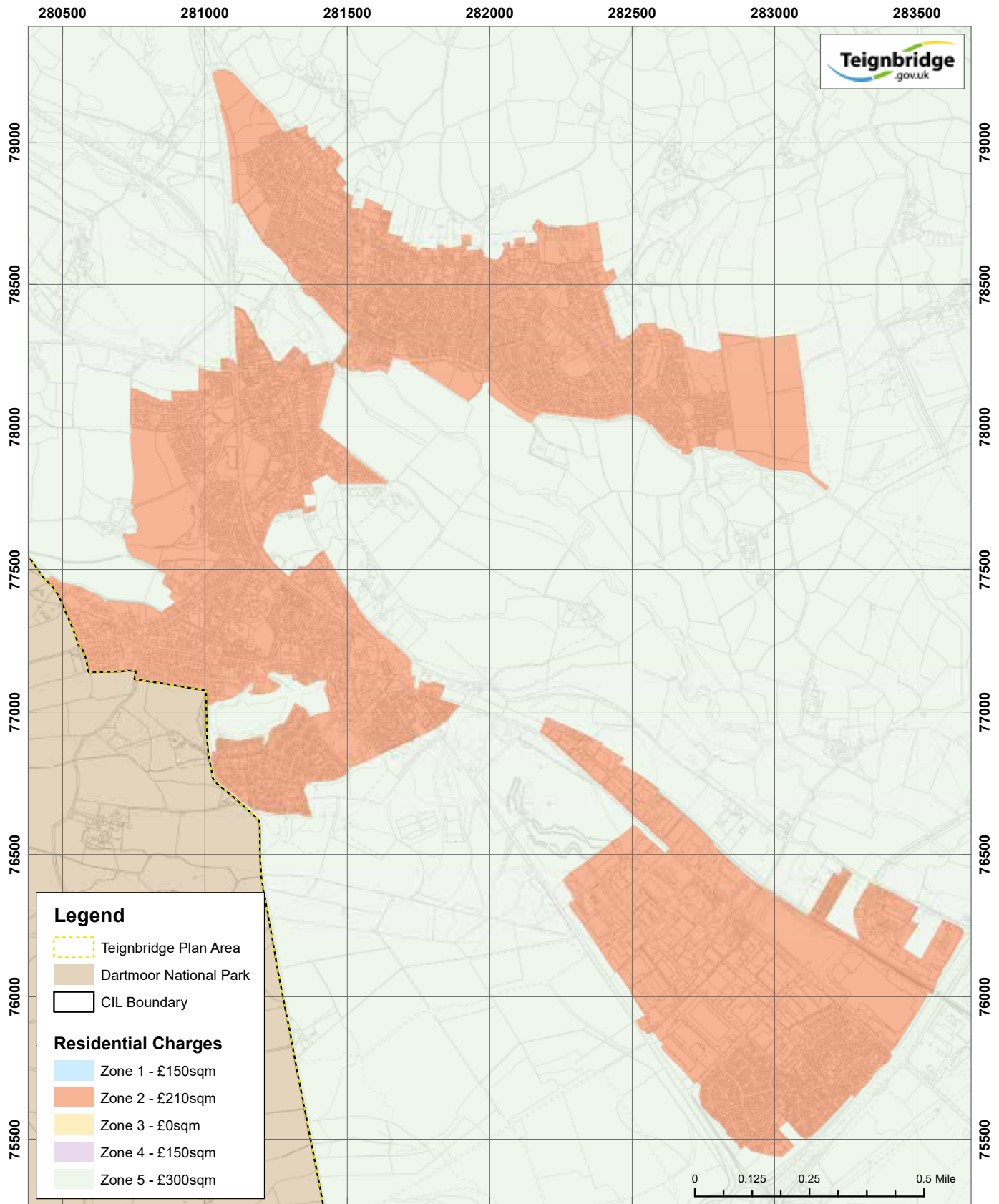
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Bovey Tracey



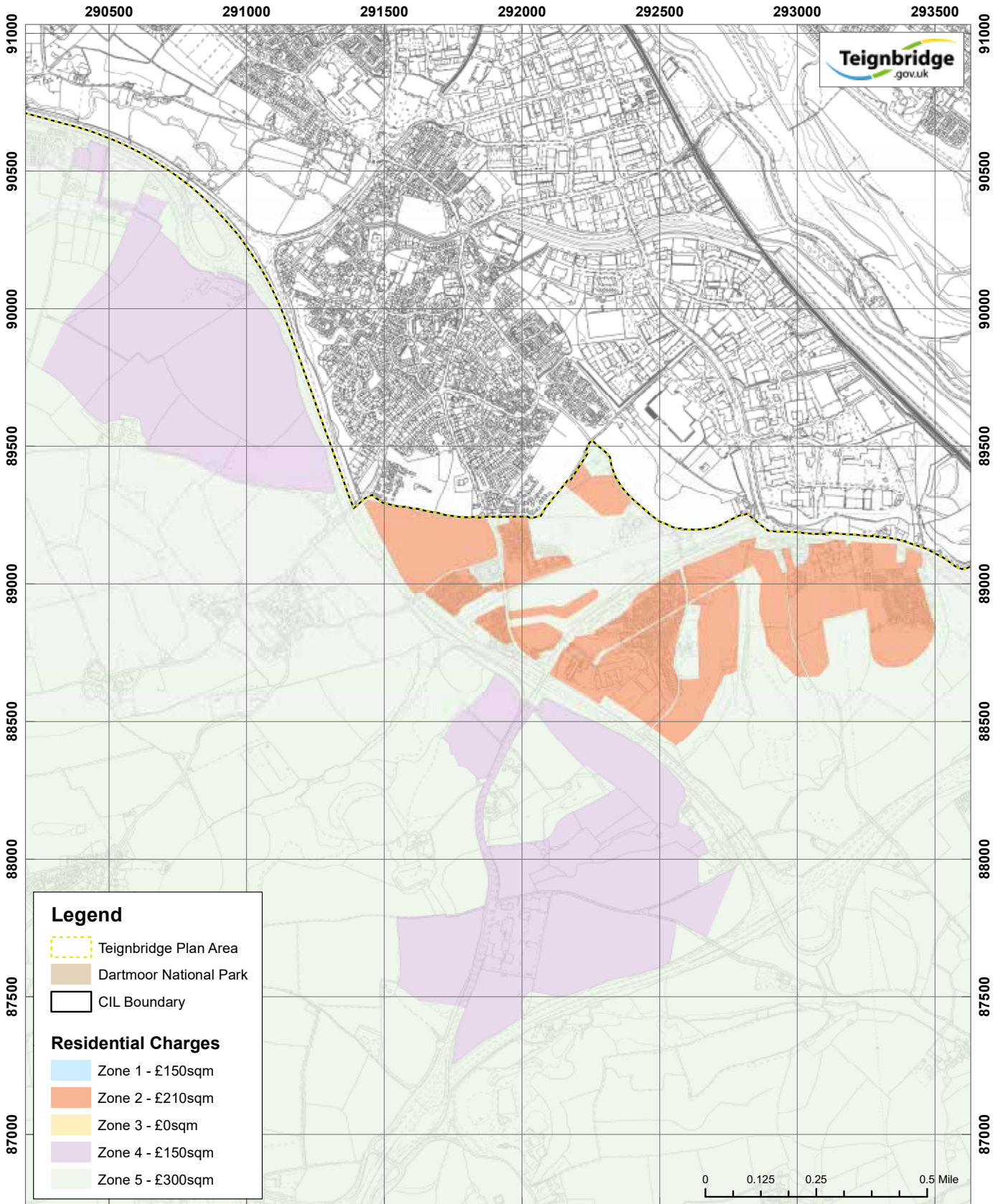
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Edge of Exeter



**Legend**

- Teignbridge Plan Area
- Dartmoor National Park
- CIL Boundary

**Residential Charges**

- Zone 1 - £150/sqm
- Zone 2 - £210/sqm
- Zone 3 - £0/sqm
- Zone 4 - £150/sqm
- Zone 5 - £300/sqm

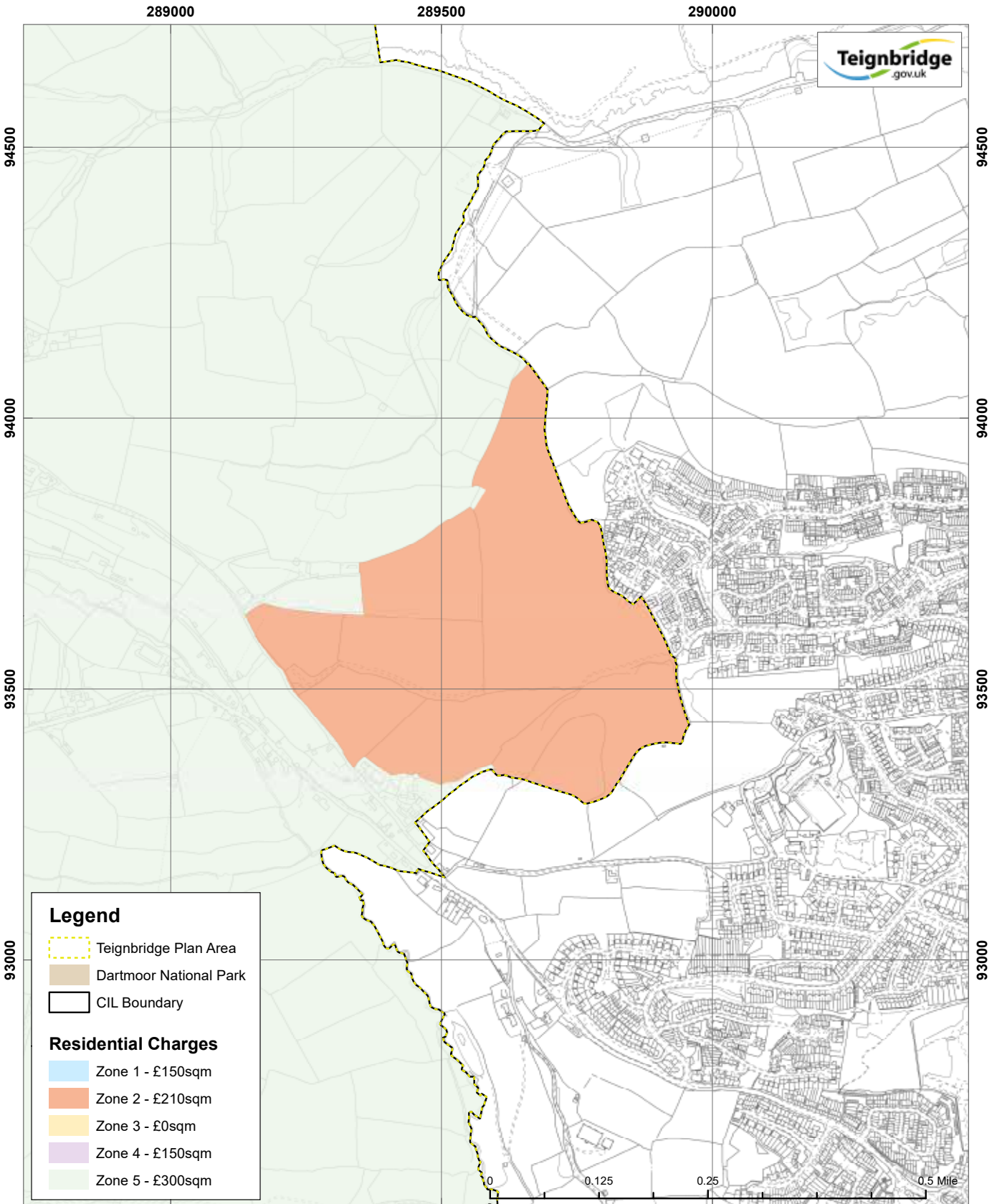
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

Atwells



## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

## Villages



### Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Residential Charging Zones

## Villages



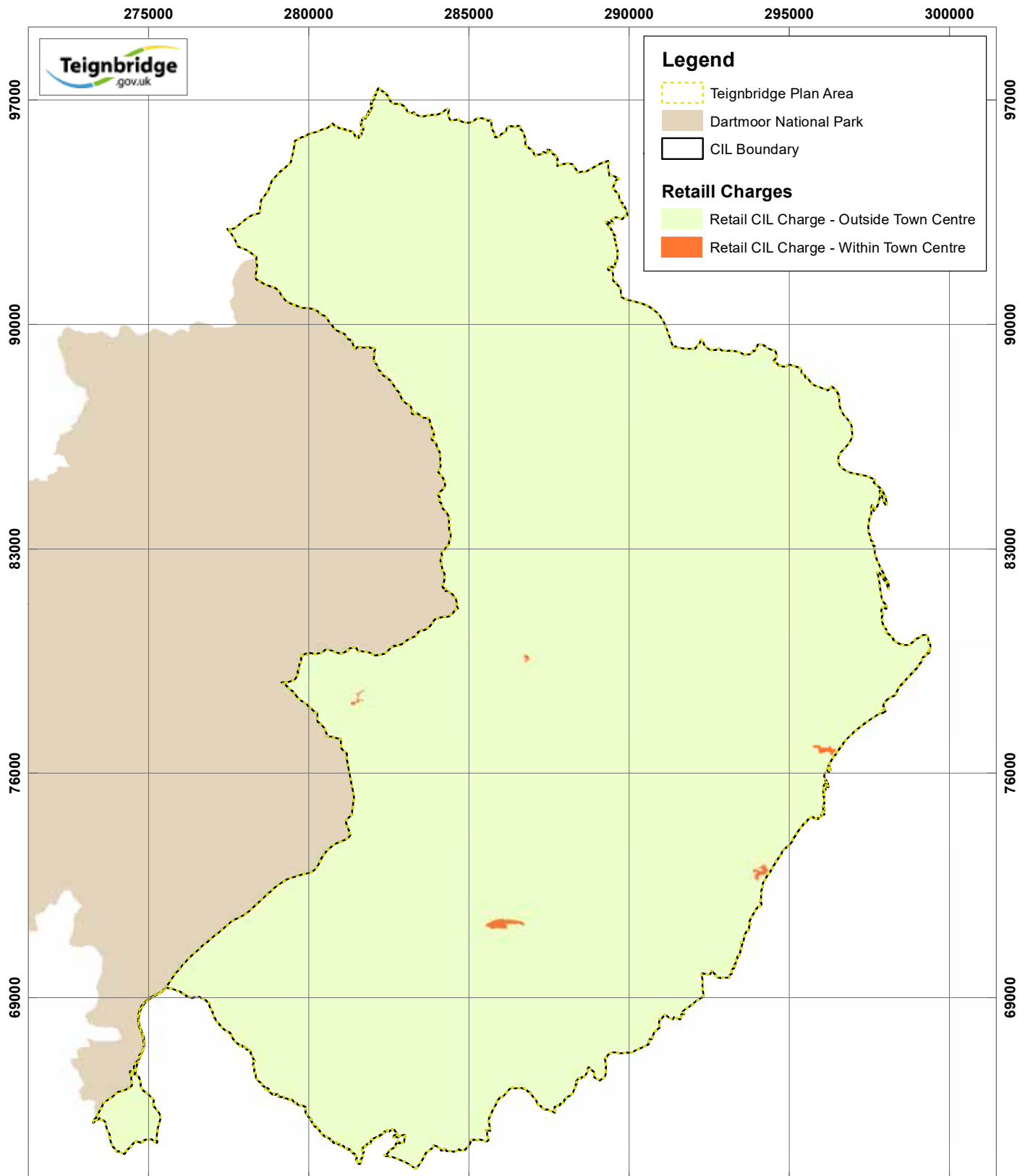
## Residential CIL Charge Zones

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.



# Retail Charging Zones

## Overview



### Retail CIL Charge Zones Overview

© Crown copyright and database rights 2019 Ordnance Survey 100024292. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.





