

Community Infrastructure Levy Delivery Plan

Budleigh Salterton Town Council
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Budleigh Salterton Town Council



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Introduction

Budleigh Salterton Town Council has created a Community Infrastructure Levy Delivery Plan to outline the infrastructure needs of our community. This plan will be used to inform East Devon District Council on how it intends to spend the Receipts received from them.

This Delivery Plan will be reviewed on a regular basis. It will be revisited and amended as infrastructure is delivered, additional funds are received, opportunities for new development are presented and as pressures change over time.

What is the Community Infrastructure Levy (CIL)?

The Community Infrastructure Levy (CIL) is a charge which can be applied to new development in East Devon.

Most new development, which is residential or retail, and creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable to pay CIL. However, some developments may be able to claim relief or exemption from paying, such as residential annexes and extensions, 'self-build' dwellings, social housing, and charitable development.

The rate of CIL is set in a charging schedule, and the amount to pay is calculated per square metre of net additional floor space. The money collected from CIL is used to help deliver infrastructure to support development in East Devon.

Further information is available on [Community Infrastructure Levy \(CIL\) - East Devon](#)

What can CIL be spent on?

CIL can be used by the local authority and Parish and Town Councils in respect of their allocation from CIL, to fund the provision, improvement, replacement, operation, or maintenance of infrastructure.

Parish and Town Councils are also able to use CIL to fund anything else that is concerned with addressing the Infrastructure demands that development places on an area.

It is possible for the CIL Neighbourhood Portion to be spent on affordable housing as it is not omitted from the infrastructure that can be supported, but the larger portion of CIL cannot be used for this purpose.

What the East Devon District Council Infrastructure Plan has identified?

East Devon District Council has prepared its own Infrastructure Plan which has highlighted some key areas which may require future infrastructure needs. These are outlined below and a full copy of East Devon District Council Infrastructure Plan can be found [here](#).

Background

Budleigh Salterton is a small coastal settlement with a population of 5,200 people. Although identified as a 'Town' in the Local Plan, there are several important environmental constraints that limit its growth to around 140 dwellings. No future infrastructure projects have been identified for Budleigh Salterton currently, reflecting the limited proposed development, so the following text highlights some of the existing infrastructure issues in the town.

Education

St Peter's Church of England (CofE) is the only primary school in Budleigh Salterton, located in the north west of the town. The recent expansion of this school to 280 spaces has ensured sufficient capacity, but there is limited potential to expand further if required in the future.

Environment and Green Infrastructure

As Budleigh Salterton is within 10km of the Exe Estuary and Pebblebed Heaths European Sites, financial contributions towards HRA non-infrastructure mitigation are sought from all new residential development at the town (priority one).

Healthcare

Budleigh Salterton Surgery currently has around 8,000 patients enrolled, and the building is slightly undersized for this level. Budleigh Hospital has been transformed into a modern health and well-being hub providing a wide range of services and activities for the local community to improve the quality of health and wellbeing in the area.

Public Services

Other public services in the town include a library and public hall. With regard to sport and recreation, there are outdoor sports pitches, play areas, and recreation walking routes, but the town lacks indoor sports facilities.

Transport

Transport links to Budleigh Salterton are relatively poor, only being served by 'B' roads; the nearest 'A' roads being some five miles away at Exmouth and Newton Poppleford. There are regular bus services to the nearby towns of Exmouth (half hourly) and Sidmouth (hourly).

What Budleigh Salterton Town Council intends to spend its CIL Receipts on?

Budleigh Salterton Town Council has identified the following projects to be included in this CIL Delivery Plan. This list will be reviewed on a regular basis and amended where necessary.

Project Name:	Bus Shelters at East Budleigh Road (junction of Granary Lane), Exmouth Road and Station Road
Description of Project:	Budleigh Salterton Town Council would like to provide a bus shelter at East Budleigh Road for residents to use during bad weather and replacement bus shelters at Exmouth Road and Station Road
Cost of the Project:	TBC
CIL Funds Committed:	TBA
Decision Date:	TBC
Timescale:	2023-2024
Delivery Organisation:	Budleigh Salterton Town Council/Devon County Council
Notes/additional justification:	Several residents living close to Granary Lane use the bus to go to work and school and at this moment in time there is no shelter for them to stand in during wet weather. This often means that some students are turning up to school in wet school uniform which they must sit in for the rest of the day. This project requires further investigation into costs etc.

Project Name:	Electric Vehicle Charging Points
Description of Project:	Installation of EV Charging Points
Cost of the Project:	TBC
CIL Funds Committed:	TBA
Decision Date:	TBC
Timescale:	2023-2024
Delivery Organisation:	Budleigh Salterton Town Council/East Devon District Council
Notes/additional justification:	More and more residents are using electric vehicles and, whilst East Devon District Council is leading on this, the Town Council would like to investigate the possibility of installing additional Charging Points around the town.

Project Name:	Publicly Accessible Toilets
Description of Project:	In April 2025, East Devon District Council are selling the public toilets in the Lower Station Road Car Park to Budleigh Salterton Town Council. The toilets need some renovation and there is the possibility of installing a changing places toilet.
Cost of the Project:	This project is in the very early stages and no costs are available
CIL Funds Committed:	TBA
Decision Date:	TBC
Timescale:	2023-2025
Delivery Organisation:	Budleigh Salterton Town Council
Notes/additional justification:	