East Dean & Friston
Parish Council

Date:	**07 March 2024**
Title:	**Report Item 11 - Road Levy on the Private Estate**
By:	**Sam Adeniji (Parish Clerk)**
Purpose of Report:	**Consider a proposal for a "build levy" on the Private Estate**
Recommendations:	**To endorse a proposal by the Roads Company to introduce a road levy on the private estate north of the A259 for all building work.**

1. An email was received from the Roads Company asking for the Council's endorsement of its plans to introduce a "build levy" on the private Estate. The proposals can be found in ANNEX ONE

ANNEX ONE

East Dean Downlands (Roads) Ltd

Build Levy

Introduction

EDDR is a private limited company, set up in March 1984, with the prime objective of looking after the privately maintained roads on the East Dean Downlands Estate. These activities were taken over from a previous company (now defunct), and this was followed by the transfer of appropriate covenants and enforcement rights to EDDR.

The company's main revenue stream comes from annual payments from the 600+ households on the Estate. The level of payment is set annually at the AGM; for 2024 it is £110. All householders are entitled to be shareholders of EDDR and attend and vote at the AGM.

The Roads

Over many years there has been continuing growth in the development of properties and sites on the Estate resulting in heavy construction works and related vehicles and delivery trucks. This takes its toll on the roads (see footnote)

Build Levy

With the support of the Parish Council, EDDR is therefore introducing a 'build levy', effective from April 2024, to help fund ongoing road maintenance. The levy will initially be based on the m^3 of any proposed construction/development/extension on a tier system:- i) <=30m^3 £750; ii) >30m^3 £1,500; iii) new/rebuild of property £2,500.

The Parish Council, as statutory consultee, reviews all planning applications for this area. Where any application is for development of a property/site on the Downlands Estate, the PC will forward details to the EDDR – including name of applicant, developer (if different and if known); SDNPA application reference; and any comments/recommendations it may have resulting from its review.

EDDR will review the information provided by the PC, including accessing the SDNPA website (Planning section), and determine if the Build Levy should apply. If so, EDDR will contact the applicant, with details as above, requesting an appropriate payment if the application is approved, and before any development work commences.

This procedure will be reviewed and discussed with the PC after one year of operation.

Footnote: The Estate roads were originally built of concrete, now covered with a relatively thin layer of tarmac. They were not designed for the high volume of vehicles nor the large number of heavy trucks we see today. This high usage inevitably leads to a higher degree of wear and tear, and potentially could adversely impact the underlying sub-structure. The annual charges are set to meet the normal ongoing maintenance but are unlikely to be sufficient to meet any substantial remedial works which may be needed caused by heavy vehicles associated with site developments.

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