

Christchurch and East Dorset Community Infrastructure Levy Draft Charging Schedules for Christchurch and East Dorset RESPONSE FORM

Agent's Details

(please **only** complete if you are using an agent)

Your Details

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Question 1: Do you wish to be heard in support of your representations at the Public Examination of the Draft Charging Schedule?

Please note that the Inspector will decide if a public hearing session is required as part of the examination process. You may choose to request to appear at a public hearing to clarify your comments, but you must communicate this to the Council before the close of the consultation. If you do not wish to be heard at the examination, your written representations will carry the same weight as those made by respondents who appear and are heard in support of their representations.

No, I do not wish to participate at the oral examination:

Yes, I wish to participate at the oral examination:

Question 2: Do you agree or disagree with the proposed rates contained in the Draft Charging Schedule?

Agree:

Disagree:

X

Further comments on Question 2:

Dorset County Council welcomes the fact that Christchurch and East Dorset Councils are embarking on the introduction of the Community Infrastructure Levy (CIL) as without this, the ability to capture essential contributions towards critical infrastructure would be impaired substantially. For this reason we support the principle of the work that has been undertaken by the two Councils.

However, in view of the large funding gap that has been identified and which will particularly impact on the infrastructure that the County Council is expected to provide, Dorset County Council has concerns that the proposed single rate for Use Class C3 residential development (£100 per m²) across the whole of Christchurch and East Dorset fails to maximise the opportunity to draw in funds from CIL.

The Draft Charging Schedule identifies a total funding gap of at least £319million, of which the gap for transport infrastructure is over £238million and for education infrastructure over £61 million.

The evidence on viability indicates that the proposed charge for residential development is set well below the level that some forms of residential development in different parts of the area can afford to pay. The introduction of area based charges would enable the authorities to increase the charges in those areas which have a higher residual land value without affecting their viability. This would help in a modest way to address the large funding gap in respect of County Council infrastructure.

Furthermore, the viability study assumes that all development of 1 dwelling or more will be providing affordable housing in accordance with the policy in the Core Strategy. The government has recently published proposals to exempt sites of 10 or fewer dwellings from having to provide affordable housing. It is suggested that Christchurch and East Dorset Councils should consider reviewing the evidence on viability to re-assess the potential of smaller sites to contribute more via CIL so that, if the government's proposal to exempt smaller sites from providing affordable housing goes ahead, they will be able to address this in a revised version of the Charging Schedule.

Question 3: Do you think that the proposed CIL rates strike an appropriate balance between the desirability of funding infrastructure through CIL and the potential effects of imposing a CIL on the Borough and District?

The evidence provided indicates that some forms of residential development could support a higher CIL charge without affecting viability. It is suggested that to maximise the opportunity to fund essential infrastructure, further consideration should be given to applying higher charges for residential development in those parts of area that support higher residual land values.

Question 4: Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view?

No comment.

Question 5: Do you agree or disagree with the Councils' approach to discretionary relief?

Agree:

Disagree:

Further comments on Question 5:

No comment

Question 6: Do you have any comments on the draft Regulation 123 list which sets out the infrastructure to be funded by CIL and where the Councils will continue to seek S106/S278 contributions?

Dorset County Council welcomes the Draft Regulation 123 list which has been drawn up in consultation with County Council officers. We look forward to continued close cooperation on the mechanics of the charging system to ensure mutual benefit for each Council.

Question 7: Do you agree or disagree with the draft CIL instalments policy?

Agree:

Disagree:

Further comments on Question 7:

No comment

Question 8: Do you agree or disagree with the draft 'payment in kind' policy?

Agree:

Disagree:

Further comments on Question 8:

No comment

Question 9: Any other comments

Dorset County Council questions the accuracy of the figures in Appendix E "Amounts raised through S 106 Agreements" and would welcome further discussion with Borough/District Council officers to ensure that all monies received have been accounted for.

Please indicate if you wish to be notified of any of the following:

That the Draft Charging Schedules have been submitted to the examiner in accordance with Section 212 of the Planning Act 2008	YES
The publication of the recommendations of the examiner and the reasons for those recommendations	YES
The approval of the Charging Schedules by the charging authorities	YES

Please sign and date:

Signature:

G Smith

Date:

18.06.2014

Please send completed forms by **Wednesday 18th June 2014** to:
East Dorset District Council, Council Offices, Furzehill, BH21 4HN

Or, alternatively email them to **planningpolicy@christchurchandeastdorset.gov.uk**

Please note: Comments cannot be treated as confidential and therefore by responding, you are agreeing to your information being disclosed to third parties.

All comments made must be supported by your full name and address. Comments will be published on the Council's website along with your full name.

Data Protection (Please tick the relevant boxes)

I/we understand that Christchurch Borough Council / East Dorset District Council will use the information that I/we have provided for the purpose of the Community Infrastructure Levy. I/we consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that I/we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

Data Protection Act 1998: Any information provided will be treated in strict confidence and will be held on and processed by computer.