

Community Infrastructure Levy Consultation

RESPONSE FROM FERNDOWN TOWN COUNCIL – 13.6.14

Q1 - Do you wish to be heard in support of your representations at the Public Examination of the Draft Charging Schedule? **No**

Q2 - Do you agree or disagree with the proposed rates contained in the Draft Charging Schedule? **Agree**

Comment: **Assuming the viability testing methodology is valid and the results are accurate, the rates would appear to be justified. However the zero rates for most categories and the low or negative “overage” for some, raises concerns that insufficient development may occur for these categories.**

Q3 - 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? Christchurch and East Dorset? **The charge will no doubt be added to the sale price of the property thereby inflating values.**

Q4 - Do you believe the evidence on viability is correct? If not, please set out alternative evidence to support your view? **It appears to be so. The proposed residential charge appears high when compared to the Heathland DPD levy. Eg an 80 m² house would attract a charge of £1524 under the Heathland DPD levy (2012 rates) compared to an £8000 charge under the proposed CIL rate. The final judgement should be left to officers.**

Q5 - Do you agree or disagree with the Councils' approach to discretionary relief? **Agree**

Q6 - 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? **No**

Q7 - Do you agree or disagree with the draft CIL instalments policy? **Agree**

Q8 - Do you agree or disagree with the draft 'payment in kind' policy? **Agree**

Q9 - Any other comments? - **There is a minor error in the Draft Charging Schedule at Para 1.6. The date for Adoption of CIL - should read January 2015 not January 2014**