

Community Infrastructure Levy

Statement of Representations,
January 2019



Thriving communities in balance
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Purbeck District Council Community Infrastructure Levy

Statement of Representations

Summary of the Main Issues raised by representors on the Draft Community Infrastructure Levy Charging Schedule and Priorities for Spending

The Council consulted on the Draft Community Infrastructure Levy Charging Schedule and Priorities for Spending (the Schedule) between 22nd October and 3rd December 2018 (see Appendix 1). The Council received 13 representations, 6 of which expressed support, 4 opposed and the remaining 3 did not express a view.

Representations were submitted by:

| ID number | Comment number | Representor | Would like to appear at Examination |
|-----------|----------------|---|-------------------------------------|
| 1191063 | DCS7 | Tetlow King on behalf of SWHARP Planning Consortium | Yes |
| 1190022 | DCS8 | Turley for Wyatt Homes (Upton) | Yes |
| 1190022 | DCS9 | Turley for Wyatt Homes (Lytchett Matravers) | Yes |
| 1190693 | DCS10 | Savills for Lulworth Estate, Redwood Partnership, Mr A. Jackson | Yes |
| 996349 | DCS2 | Dorset County Council | Yes |
| 1189783 | DCS11 | Wool Parish Council | Yes |
| 1189921 | DCS3 | Southwestern Railways | No |
| 1190901 | DCS5 | Studland Parish Council | No |
| 1190929 | DCS4 | Steve Smith | No |
| 1189740 | DCS6 | Rob Holden | No |
| 996556 | DCS12 | Local Access Forum | No |
| 1186743 | DCS13 | Natural England | Unspecified |
| 1195972 | DCS14 | Martin Hiles | Unspecified |
| 1192742 | | Retirement Housing Consortium | Yes |

The main issues are summarised below and attached at Appendix 2:

Rates

Some have concerns that the zero rating larger strategic sites of 200 or more

dwellings will result in no CIL being handed to the community. On the other hand developers support the zero rating to help enable them to provide the additional infrastructure on strategic sites. The reduced rate for smaller allocated sites has been queried.

Spending

The main comments on the way we propose to spend the funding fall into two categories. There is a suggestion that we have more detail on the Regulation 123 list to avoid developers 'slipping through the net'. Other have suggested other projects to be included in the list.

Viability, including methodology

Concerns have been expressed about the methodology used – including the benchmark value used, assumptions behind the testing not being transparent or wrong. Some query why different assumptions are made between the general typologies tested and site specific appraisals. There are general concerns amongst developers that they will not be able to meet all the requirements set out in the Purbeck Local Plan and Infrastructure Development Plan. There has been a suggestion that a more detailed viability study should have been carried out.

General

A suggestion has been made that the Council adopts an instalments policy, encourages discretionary relief and has regular reviews.

Purbeck Community Infrastructure Levy

Draft Charging Schedule 2018

Statement of Representations

Publicity

Attached are copies of:

- (i) The poster provided to libraries
- (ii) The adverts published in the Dorset Echo and Bournemouth Echo
- (iii) The agenda for the builders and agents forum
- (iv) A summary of other publicity.

Consultation on levy to raise funds from development in Purbeck

We are proposing some changes to our Community Infrastructure Levy Charging Schedule.

The aim of the levy is to raise funds from new building development to provide infrastructure to offset the impact of development.

It applies to most new housing, and other development, over 100 square metres.

The draft Charging Schedule, supporting documents and response form can be found at purbeck-consult.objective.co.uk/portal/

Take your opportunity to comment between 22 October and 3 December 2018.



If you need assistance, please contact the Planning Policy team, Purbeck District Council, at localplan@purbeck-dc.gov.uk or telephone 01929557303



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PETS

Dogs



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9 CUTTLE fish bones for pet birds, reptiles and snails, approx 6" each, £10. No offers. Tel: 07956 957823




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PUBLIC NOTICES

Public Notices



Purbeck District Council
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NOTICE OF THE PUBLICATION OF PURBECK DISTRICT COUNCIL'S COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE AND PRIORITIES FOR SPENDING REGULATION 16 (1) (D) OF THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED).

Under Regulation 16 of the Community Infrastructure Levy Regulations 2010 Purbeck District Council is inviting representations on the Community Infrastructure Levy Draft Charging Schedule and priorities for spending (the Schedule) from 22nd October 2018 to 3rd December 2018. Following this consultation, Purbeck District Council intends to submit, under Section 212 of Planning Act 2008 the draft charging schedule for Examination.

Representations must be made using the form available at: <https://purbeck-consult.objective.co.uk/portal/>. Those people who need assistance should contact the planning policy team.

Any person who makes representations about the Schedule may, at the same time, request the right to be heard at the examination.


Representations may also be accompanied by a request to be notified of any of the following:

- That the Schedule has been submitted to the examiner in accordance with section 212 of Planning Act 2008;
- The publication of the recommendations of the examiner and the reasons for those recommendations;
- The approval of the Schedule by the Council.

The Schedule and supporting documentation is available for public inspection at the following locations during their normal opening times: the District Council offices; all public libraries in the District, as well as Dorchester and Poole Central libraries; Lytchett Minster and Upton, Swanage and Wareham Town Council's offices. Supporting evidence is available on-line at <https://www.dorsetforyou.gov.uk/purbeck-local-plan-review-purbeck>.

For further information please contact Planning Policy on 01929 557303 or email localplan@purbeck-dc.gov.uk.

Public Notices



Purbeck District Council
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NOTIFICATION STATEMENT – PURBECK DISTRICT COUNCIL PROPOSED LOCAL PLAN SUBMISSION DOCUMENTS AVAILABLE FOR INSPECTION AND PROCEDURE FOR MAKING A RESPONSE.

THE TOWN AND COUNTRY (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 (REGULATION 19).

Purbeck District Council gives notice that it has published:

- The Purbeck Local Plan (2018 – 2034) (Proposed Submission Draft).
- Policies Map for the Purbeck Local Plan.
- Sustainability Appraisal Report for the Purbeck Local Plan.

Proposed submission draft Purbeck Local Plan

This important stage is the last opportunity for you to make representations on the Purbeck Local Plan before it is submitted for examination by an independent planning inspector. The Proposed Submission Draft Purbeck Local Plan sets out a strategy for sustainable development across the District, with policies relating to housing (including necessary development sites), employment, community facilities and infrastructure, that meets the needs of Purbeck residents whilst protecting the environment. Once adopted, the Purbeck Local Plan will be used to assess planning applications.

Inspection period

The proposed submission documents will be available for inspection between Monday 22nd October and Monday 3rd December 2018.

Procedure for making a response

Any person is entitled to make a response about the proposed submission documents but:

- The Council will not take account of any representations received after Monday 3rd December 2018.
- All representations must be made using the Council's response form.
- All respondents must provide their name and address with their response.
- All hard copy forms which are submitted as a response must be signed and dated.
- Anonymous representations will not be accepted.

Electronic responses must be sent through the Council's Planning Policy Consultation Portal at: <https://purbeck-consult.objective.co.uk/portal/>. Written responses must be addressed to: Purbeck Local Plan, Westport House, Worgret Road, Wareham, BH20 4PP. All responses received during the inspection period will be submitted to the Secretary of State and considered as part of a public examination of the Submission Draft Purbeck Local Plan by an independent planning inspector.

The Council will place the names of people who have responded to the submission documents on its website along with the representations they have made, but will not publish personal information such as telephone numbers, email addresses, or postal addresses. By submitting representations on the Publication Draft Purbeck Local Plan, or other submission documents, respondents confirm that they agree to this. Information on the Council's privacy policy is available to view on its website at www.dorsetforyou.gov.uk/your-council/about-your-council/data-protection/privacy-statements-for-purbeck-district-council.

The Council will not accept any responsibility for the contents of comments submitted in a response and it reserves the right to remove any responses containing defamatory, abusive or malicious allegations.

Where to view the submission documents

The proposed submission documents are available:

- Online at the Council's website: <https://www.dorsetforyou.gov.uk/purbeck-local-plan-presubmission>; and
- At Purbeck District Council Offices - Westport House, Worgret Road, Wareham, BH20 4PP. Office opening hours are between 08:30 am and 5pm Monday to Thursday and between 8:30am and 4:30pm Friday (Offices are closed on Saturdays, Sundays and bank holidays).

The proposed submission documents have also been deposited at:

- The following libraries in Purbeck: Corle Castle, Lytchett Matravers, Swanage, Upton, Wareham and Wool, and at Dorchester and Poole Central libraries. All libraries operate restricted opening hours. For further information on opening times please refer to <https://www.dorsetforyou.gov.uk/libraries-history-culture/libraries/libraries> or <https://www.poole.gov.uk/libraries-museums-art-and-culture/libraries/your-libraries/poole-central-library>; and
- Lytchett Minster and Upton, Swanage and Wareham Town Council Offices. All offices are open Monday to Friday. For information on their opening times refer to their websites.

For further information please contact Planning Policy on 01929 557260 or email localplan@purbeck-dc.gov.uk.

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11 PUBLIC NOTICES

Public Notices

DONALD SYDNEY HALL (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the abovesigned deceased, are of Hillcrest Hill Green Wimborne Dorset BH21 7QH who died on 02/07/2018, are required to send particulars thereof in writing to the undersigned Solicitors on or before 04/10/2018, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.

TREHOVANS LLP
5 Parkside Road Poole
Dorset BH15 2HL (194066)

DULCIE MARJORIE BELSTEN (Deceased)

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, who died on 02/07/2018, are required to send written particulars thereof to the undersigned on or before 31/12/2018, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

Lacey Solicitors LLP, 257 Ashley Road, Parkstone, Poole BH14 9DY, Attn: Lee Goodwin Ref. LDG/DU19-2

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THE BOROUGH OF BOURNEMOUTH

(PARKING REGULATIONS)
ON-STREET PARKING CONSOLIDATION (VARIATION NO.2)

PROPOSALS
Bournemouth Borough Council has given the above Order on 11 October 2018 and it comes into operation on 29 October 2018 as detailed below.

SUPPORTING INFORMATION
From 22 October 2018 a copy of the proposals Order, the reasons for the proposals and copies of the Orders being proposed will be available for examination at: The Customer Service Centre, Town Hall Extension, Bournemouth, Bournemouth Mondays to Thursdays between 10.00am and 4.30pm, and on Fridays between 9am and 4pm.

REPRESENTATIONS
If you wish to question the proposed Order or of any of the provisions contained in it on the grounds that it is not in accordance with powers conferred by the Borough Council Act 1984, or on any other ground, you must apply to the High Court for an injunction or other relief in respect of that Act, of any instrument made under that Act, or any requirement of that Act, before the day on which it may be made known to you within six weeks from the date of the day on which the Order comes into effect.

L. Austin, Director - Planning Policy
Town Hall Annex, St. John's Street,
Bournemouth BH1 1JH

SCHEDULE
The traffic restrictions on roads as advertised and on 27 July 2018 to 17 August to be implemented on: Churchill Rd, Fenton Rd, Foyle Ave, Harrison Ave, Hastings Cres, Home Rd, Inverleigh Rd, Kinson Grove, Lingdale Road, Mestcliffe Rd, Riggs Gardens, Southcote Rd, Spring Rd, St. Washington Ave, Wheaton Hill outside No.2 & Nos.4/5, Winton Road, Woodside Rd.

The traffic restrictions on roads as advertised and on 27 July 2018 to 17 August to be implemented on: Wilverley Ave - outside No.1 opposite No.8
This order will become effective on 29 October 2018.

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BOURNEMOUTH BOROUGH LOCAL GOVERNMENT SECTION 12 PROPOSED DISPOSAL OF LAND AT VARIOUS PARKS IN BOURNEMOUTH BY WAY OF LEASE AGREEMENT (LISTED IN THE SCHEDULE TO THIS NOTICE)

NOTICE IS HEREBY GIVEN that the Council of the Borough of Bournemouth has decided to dispose of the facilities listed in Schedule 12 of the Council's Planning & Contracts Management Policy by way of granting new leases up to 35 years and which facilities are listed in Schedule 12 of the Council's Planning & Contracts Management Policy. The available for public use subject to the restrictions set out in the Schedule 12 of the Council's Planning & Contracts Management Policy.

Any person who wishes to object to the Council about these proposals should make them in writing to the Planning & Contracts Management Team, Town Hall, Bournemouth, Bournemouth (telephone: 01202 451674), (edward.alexander@bournemouth.gov.uk). Please state which site or sites you wish to object to.

A plan of each of the sites for disposal is available at the Customer Service Centre, Town Hall Extension, Bournemouth, Bournemouth (telephone: 01202 451674) during normal office hours.



Purbeck District Council

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Agenda

- **NPPF changes (Alan)**
- **Speeding up your planning application (Alan)**
- **Building control update (David)**
- **Local plan / neighbourhood plan updates (Bridget)**
- **CIL updates (Bridget)**
- **Performance update (Alan)**
- **Local government reorganisation update (Bridget)**
- **Follow up from feedback (Bridget)**
- **Feedback**

Other publicity of draft CIL charging schedule:

About Purbeck magazine article – October 2018 – distributed to 22,000 households in Purbeck district.

Purbeck District Council e-newsletter with CIL article – sent 14 November 2018 – 1,350 recipients. 842 of the recipients opened the email and 10 clicked on the CIL link

Media coverage:

<https://www.bournemouthecho.co.uk/news/17298582.planners-set-to-rule-on-new-90-home-estate-at-swanage/>

Summary of responses to publication of draft CIL charging schedule and priorities for spending 2018

| Name/ organisation | Oppose or support | Comments on schedule | Comments on priorities for spending | Other | Officer comment |
|------------------------------|-------------------|---|---|---------|---|
| Local Access Forum | unspecified | | Include completion and promotion of cycle route to complete Poole Harbour Trails, as heathland mitigation project to reduce impact on heaths of off-road cycling. | receive | Cycle route around the edge of the harbour is unlikely to receive Natural England support due to the disturbance in the SPA. The preferred Poole Harbour Trails would also be very costly - beyond the means of CIL funding. The Regulation 123 list does not prevent access projects being brought forward where considered to be appropriate. |
| Dorset County Council | support | Should the rates be higher, headroom seems a little high, should be maximising income from CIL. | | | The reduced rates at Lytchett Matravers and Upton are for the allocated green field sites only, to allow for the site specific requirements to meet Habitats Regulations requirements of SANG provision and nitrogen neutrality. The full CIL rates apply to windfall/infill and small sites in these areas. |

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|-----------------------------|-------------------|--|-------------------------------------|---|---|
| | | Need clarification on CIL funded and Section 106 funded projects /infrastructure to avoid developers 'slipping through the net'. | | | The Regulation 123 list is very limited and the possibility of there being any confusion / avoidance of payment is considered to be unlikely. |
| Southwestern Railway | support | | | Investment in infrastructure is essential to making developments sustainable and attractive to live in. Improvements to the railway cannot be wholly funded from Government or rail industry sources - local match funding contributions are essential. | There is unlikely to be any capacity within CIL to fund railway improvements but it may be appropriate to seek contributions through S106 agreements for larger local plan allocated sites. |
| | | | | The proposals in the Infrastructure Delivery Plan are generally supported. It is essential that railway investments are planned well ahead of time so that industry sources can be planned alongside and cost effective schemes designed. | Noted |

| Name/ organisation | Oppose or support | Comments on schedule | Comments on priorities for spending | Other | Officer comment |
|--------------------------------|-------------------|--|---|-------|--|
| Steve Smith | oppose | Zero rating for developments over 200 dwellings means parish will not receive any CIL. | | | CIL has been zero rated so that development is better able to afford s106 payments that specifically address the effects of the development, i.e. provide infrastructure locally. The CIL scheme is set nationally to enable expenditure on strategic projects within the district, not projects local to the development. |
| Martin Hiles | oppose | By zero rating CIL for larger developments there is no local CIL for the community to spend. | | | |
| Wool Parish Council | oppose | By zero rating CIL for larger developments there is no local CIL for the community to spend. | Priorities for spending should be reviewed per area and per development | | |
| Studland Parish Council | oppose | Increased reliance on CIL means the financial benefits may end up outside the parish. Significant rebuild in the parish has resulted in no CIL because they are rebuilds but there are significant increases in footprint. Should tighten schedule to prevent developers avoiding their obligations. | | | Concern noted and understood but the Council is not able to influence this as CIL payment exemptions are set in national policy, not at a local level. |
| Rob Holden | support | Key to map needs amending - should say Purbeck Centre not Purbeck. Colours don't match very well between map and key. | | | Map amended |

| Name/ organisation | Oppose or support | Comments on schedule | Comments on priorities for spending | Other | Officer comment |
|---|-------------------|--|---|---|---|
| Tetlow King for SW HARP Planning Consortium | unspecified | Need to clarify small sites | | Need to clarify small sites (H8 Local Plan).Need an instalments policy and encourage discretionary relief and have regular reviews. | Noted. The Council has considered various policies and reliefs and have an adopted instalments policy, allows discretionary relief on affordable housing and reviews the CIL Regulation 123 list annually to determine if there is a need to update it. |
| Wyatt Homes Upton | support | Supports the overall CIL proposed rates as far as they relates to Upton sites, they have some concerns in relation to the technical viability evidence | | | Noted. |
| Wyatt Homes Lytchett Matravers | support | Supports the overall CIL proposed rates as far as they relates to Lytchett Matravers sites, they have some concerns in relation to the technical viability evidence. | | | Noted |
| Savills for Lulworth Estate, Redwood Partnership, Mr A.Jackson | oppose | Support the confirmation that the Wool allocation under policy H5 (as an allocated residential site in the Wareham & Purbeck Rural Centre of 200 or more dwellings) is proposed to be 'nil rated' for CIL. | Need to include information on Section 106 to avoid double dipping. | | The Regulation 123 list is very limited and therefore the potential for double dipping is highly unlikely, especially as both CIL and S106 expenditure |

| Name/ organisation | Oppose or support | Comments on schedule | Comments on priorities for spending | Other | Officer comment |
|--------------------------------------|-------------------|---|--|-------|---------------------------|
| | | | | | are reported on annually. |
| Natural England | support | | Supports the intention to secure avoidance and mitigation measures set out in the Regulation 123 list. | | Noted |
| Retirement Housing Consortium | oppose | Doesn't consider the viability of different types of housing for older people | | | Noted |