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North Dorset Community Infrastructure Levy (CIL) Draft Charging Schedule Consultation 17 June to 29 July 2016

Response Form

A Draft Charging Schedule has been developed by the Council. This sets out the proposed charging rates for North Dorset and comments are now invited on the Draft Charging Schedule. The consultation period starts on 17 June 2016 and ends at 4.00pm on 29 July 2016. The consultation document and all supporting documentation can be viewed on the Council's web page below:

<https://www.dorsetforyou.com/northdorsetcil>

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Deadline: 4.00pm on 29 July 2016. Representations received after this time will not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

Personal Details (if applicable)*	Agent's Details (if applicable)*
Title	
First Name	
Last Name	
Job Title(<i>where relevant</i>)	
Organisation (<i>where relevant</i>)	Dorset County Council
Address	
Postcode	
Tel. No.	
Email Address	

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Part B – Representations

Please set out your representations(s) in the comments box following these questions and clearly indicate the question number on which you are commenting.

1. **Do you have any views on the viability report prepared for the Council by Peter Brett Associates and its update?**
No
Yes

2. **Do you agree that the CIL rates proposed (£ per square metre) strike an appropriate balance between the desirability of funding infrastructure through CIL and associated economic viability?**
No
Yes

3. **Do you have any views on the content of the Council's Draft Regulation 123 list?**
No
Yes

4. **Do you believe that the Council's proposed Instalments Policy achieves the best spread of payments?**
No
Yes

5. **Do you wish to speak at any Hearing which might be arranged as part of the Examination of the Draft Charging Schedule?**
No
Yes

If you have comments on any other aspects of the consultation please set them out on the following page.

Your Comments

Please provide alternative evidence or reasoning to support your view(s) where possible.

Dorset County Council response to the North Dorset Community Infrastructure Levy Draft Charging Schedule consultation July 2016.

General Comment

As noted in our response to the preliminary draft charging schedule as a major provider of infrastructure in the area, Dorset County Council welcomes the continuing progress towards introducing the Community Infrastructure Levy (CIL) for North Dorset. In view of the large funding gap of just under £95 million between the cost of infrastructure needed to support the policies of the North Dorset Local Plan and the funding otherwise available, a CIL charge will be essential.

Dorset County Council also welcomes the statement in paragraph 1.4 of the Reg 123 document that s106s may still be sought subject to Reg 122 criterion as detailed in the Reg 123 list.

Dorset County Council remains concerned that that the proposed rates appear low, especially when compared to those in neighbouring authorities. Whilst the difference in the charge in the rural areas between Purbeck and NDDC is not significant elsewhere and in the Towns the difference is significant.

Whilst it is accepted that residual land values will vary between and within Districts, it is noted that the highest CIL charge in North Dorset of £45 m² is well below that for Portland, for example, where land values are amongst the lowest in Dorset.

The CIL charges for Portland (£80 m²), Weymouth (£93 m²) and the rest of West Dorset (£100 m²) have recently been introduced (18 July). CIL Charges in Bere Regis are comparable but in Wareham compared with Blandford there is a £65 m² difference

This raises concerns that the assessments may not be compatible, or the headroom afforded results in inappropriately low charges in North Dorset when, for example, similar levels of Affordable Housing are required elsewhere.

You may also wish reconsider the proposed changes to its affordable housing policy that it had introduced in direct response to the Government's requirement on site size thresholds, as this will also have implications for the viability of smaller sites and appropriate adjustments should be made to the calculations.

Bearing in mind the large funding gap that exists, it is essential that realistic CIL charges are set in order that, as the NPPF requires, "*there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion.*"¹

The zero rating of the Gillingham Urban Extension for CIL is welcomed. It is clear that there will be a significant quantum of site specific prerequisite associated with this particular development and charging CIL, albeit at a reduced rate alongside s106 is unhelpful and should also simplify the calculation of a CIL charge on all other sites.

As a major provider of infrastructure the County Council is concerned that, as far as possible, CIL charges across the County are comparable and that they maximise the income from CIL to close the gap as far as reasonably possible without compromising development viability.

Although it is not reiterated in the current document whilst the governance and prioritisation of future CIL spend is the responsibility of North Dorset District Council, in practice (and in line with statutory guidance) prioritisation of projects will need to be undertaken in partnership with other infrastructure providers, including Dorset County Council. We welcome the opportunity to work with North Dorset on the appropriate allocation of the resources available.

¹ National Planning Policy Framework para 177.

Continue on a separate sheet if necessary

Signature: _____ Date: _26/07/2016

If submitting the form electronically, no signature is required.

When completed send to planningpolicy@north-dorset.gov.uk