

**NORTH DORSET DISTRICT COUNCIL
DRAFT COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION**

**Hearing to be held at 10.00am on 24 November 2016 at the Council
Offices, Nordon, Salisbury Road, Blandford Forum, Dorset, DT11 7LL**

AGENDA

1. Compliance with the CIL Regulations

- 1.1 Statement by the Charging Authority that it has complied with the Act and Regulations.

2 Examination documentation and any other procedural matter

- 2.1 Primarily to ensure that all participants have access to the relevant documents for today's hearing.

3 Is the supporting documentation adequate to justify the imposition of CIL in North Dorset District? In particular is there a satisfactory relationship between the Council's proposals for CIL and for s106 Obligations

- 3.1 The point I have in mind here relates to representations regarding the draft Regulation 123 List. This is not a matter on which I should make a recommendation, but as supporting documentation it is reasonable for me to probe any questions that arise. At this point I am supportive of the Council's alternative suggestion, in answer to my question 2(iii) that the words "or where the requirement can be attributed to five or fewer developments" should be deleted from the exclusions column. But is there a need for the inclusion of "site specific" or similar words (Savills)?
- 3.2 However, I would like a short discussion on the extent to which S106 contributions can be paid whilst CIL is being charged.
- 3.3 I believe that I have a sufficient understanding of the way the Council intends to deal with the situation of development at the Gillingham Strategic Site Allocation, but I will lead a brief discussion on this.

4 Is there a sound evidential basis for the proposed CIL Rates for Residential Development?

- 4.1 The Council has responded to my questions regarding the viability evidence relating to flatted development. I continue to seek a better understanding, which can be settled quickly by additional oral questions from me.
- 4.2 It appears to me that there is no further progress that can be made on the matters raised regarding the possible impact of the affordable rent regime and of the intentions of the Government in relation to Starter Homes. As far as I can ascertain there has been no clarification about the latter, unless I can be told otherwise. If that is so, I can see no need for additional discussion – but I will check with participants at this point in the hearing.
- 4.3 The £30/£45 point (Savills) – we will examine the argument about the implications of the Strategy in the adopted North Dorset Local Plan Part 1, and the main locations for growth (Policies 16 to 19) at the four main towns, and the justification of a rate of £45 for these broad locations against a rate of £30.

- 4.4 Sales values, build costs, buffers, sensitivity points – the argument (Savills) is that the Updated Report by PBA was published prior to the Referendum decision, and is based on what is now considered out of date research. It is contended that there is likely to be zero growth in 2017, and only 2% in 2018. Further, it is said that PBA reviewed build costs are already 11% behind the latest figures for Q4 2016.
- 4.5 There will be a discussion on the matters in 4.3 and 4.4 above.
- 4.6 The substantive point raised by Dorset County Council is that the proposed CIL rates are too low – a view shared by Bryanston Parish Council (and Blandford Forum Town Council that is no longer appearing). However apart from a ‘concern’ there is no cogent argument for the stance except for DCC’s point that “there is sufficient headroom to accommodate a higher rate of CIL” This appears to rely on the contention that many sites may not require s106 as well as CIL. We will examine the contention.

5 Should the maps (Figures 6 to 9) appended to the Draft Charging Schedule be amended so that the Town Centre Boundaries are those identified in the Joint Retail Assessment (2008)?

- 5.1 In response to representations and my question, the Council has indicated that it would be content for the Town Centre Boundaries in Appendix B2 to be re-drawn to those identified in the Joint Retail Assessment (2008). I wish to explore what the rationale for the submitted boundaries was and if the boundaries were re-drawn, would there be material consequences.

6 Any other matter?

- 6.1 Anything else of relevance that has not been dealt with above.

Participant:	On Behalf of -
ED GERRY	NORTH DORSET COUNCIL
IAN SMITH	NORTH DORSET COUNCIL
RUSSELL PORTER	NORTH DORSET COUNCIL
TOM MARSHALL	NORTH DORSET COUNCIL
Cllr CAROL TOMPSETT	BRYANSTON PARISH COUNCIL
RICHARD DODSON	DORSET COUNTY COUNCIL
JONATHAN KAMM	CLEMDPELL LTD
BARRY PLISKIN	CLEMDPELL LTD
TIM HOSKINSON	SAVILLS' CLIENT GROUP

Please check and confirm.