

**NORTH DORSET COMMUNITY INFRASTRUCTURE LEVY  
EXAMINATION**

**COMMENTS ON BEHALF  
OF  
CLEMDELL LIMITED  
TO  
THE COUNCIL'S RESPONSE (PHD.02)  
TO  
THE EXAMINER'S QUESTIONS**

## 1.0 INTRODUCTION

- 1.1 Clemdell Limited (“Clemdell”) has been invited to comment upon the Charging Authority’s (“NDDC”) (PHD.02) response to the Examiner’s queries
- 1.2 These comments are not exhaustive and are supplementary to those already submitted on behalf of Clemdell.

## 2.0 RETAIL ZONES

- 2.1 The Examiner raises at point 2 (vi) clarification on the derivation of the Town Centre Retail Charging Zone for Blandford Forum.
- 2.2 NDDC provides this, identifying (at para 2.31 of PHD.02) as the source of its retail zoning being “*derived from an Urban Potential Study of the District published in 2004*”. That Study, which is part of the housing section of the Local Plan Examination Library as MHN019, is concerned only with the potential range of densities for residential development across the District’s towns.
- 2.3 Therefore Clemdell welcomes the proposal by NDDC at para 2.33 that the Council would have no objection if “*the Examiner was of the view that the proposed PSA boundary identified at Blandford Forum as part of the Joint Retail Assessment (2008) carried out by Nathaniel Lichfield and Partners is a more appropriate basis for defining the retail charging zone*” and would commend that view to the Examiner.
- 2.4 Clemdell does not have detailed knowledge of North Dorset town centres other than Blandford Forum, but NDDC’s comment that the Nathaniel Lichfield plans (as appended in PHD.02) should be used for all the towns is sensible consistency. Therefore Clemdell would request the Examiner to endorse the “*proposed PSA boundary*” that is edged green on the plans at Appendix A to PHD.02 as the boundaries of the Retail Charging Zones for the purposes of CIL.