

**NORTH DORSET
DISTRICT COUNCIL
COMMUNITY
INFRASTRUCTURE LEVY**



**THE CONSULTATION
AND THE
NEXT STAGES**



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June 2016

1. Purpose

1.1 This document is provided to assist the understanding of the information, guidance and evidence prepared to support the second¹ public consultation on implementing a Community Infrastructure Levy (CIL) for North Dorset District Council. Comments are welcome on any aspect of the following documents:

- Draft CIL Charging Schedule
- Draft Regulation 123 List
- Draft Instalments Policy
- Infrastructure Funding Gap in North Dorset
- Section 106, CIL and Affordable Housing
- CIL Viability Study and Update
- Infrastructure Delivery Plan
- Preliminary Draft Charging Schedule Consultation Responses

1.2 The current consultation provides a second opportunity (in accordance with Regulation 16 of the CIL Regulations 2010 (as amended)) for representations to be made by the development sector, industry and commerce, Parish and Town Councils, community groups and organisations, and any member of the public that may have an interest in the proposed draft CIL charges and the supporting documents.

1.3 Any person may comment on the draft charging schedule and may ask to be heard by the Examiner if they so wish (Regulation 21).

1.4 Once the consultation period has ended, the Council will consider all the comments submitted and consider whether any amendments or modifications to the CIL rate, the instalments policy, the Regulation 123 list or anything else are required. If changes are seen as desirable then a further consultation will be held on these.

1.5 Subject to any amendments, the Council's proposed Charging Schedule, along with the Draft Instalments Policy, the Draft Regulation 123 List, the supporting evidence base and other material (including all consultation responses) will be submitted to an Examiner. This person is appointed by the Council as the Charging Authority and is an independent person with appropriate experience and qualifications. The Examiner is often someone from the Planning Inspectorate but Section 212 of the Planning Act 2008 simply states that the charging authority must:

'appoint someone who, in the opinion of the authority,

(a) is independent of the charging authority, and

(b) has appropriate qualifications and experience.'

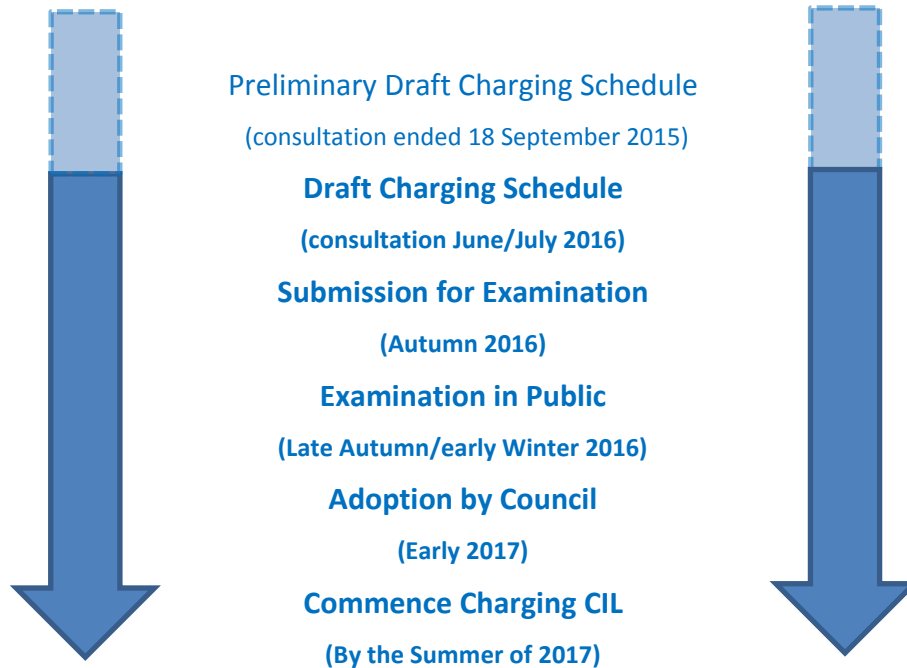
¹ The first consultation was on the Preliminary Draft Charging Schedule, held in 2015.

- 1.6 The appointed Examiner will consider any representations submitted. The Examiner may recommend approval of the Charging Schedule with or without modifications.
- 1.7 It is only after the Council's proposed Charging Schedule has been publicly examined and has been found to provide an acceptable basis² for the collection of the levy in North Dorset that the Council can decide whether or not to adopt and implement the proposed CIL Charging Schedule and determine a start date for implementation. A full meeting of Council will be required to formally adopt the CIL Charging Schedule. This will embrace the list of charges, the Regulation 123 List and the Instalments Policy.

² With or without modification.

2. Next Stages

- 2.1 The current intended timetable for implementing the CIL in North Dorset is shown below. This timetable could be subject to change.



- 2.2 The dates following the Draft Charging Schedule consultation are approximate since preparation time for submission will partly depend on the number and nature of representations received and the availability of Examiners is unknown at present.

3. Further Information

3.1 Information on the CIL may be found as follows:

The original CIL Regulations (2010) can be found at:

<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

The CIL (Amendment) Regulations 2011, 2012, 2013 and 2014 can be found respectively at:

<http://www.legislation.gov.uk/uksi/2011/987/contents/made>

<http://www.legislation.gov.uk/uksi/2012/2975/note/made>

<http://www.legislation.gov.uk/uksi/2013/982/contents/made>

<http://www.legislation.gov.uk/ukdsi/2014/9780111106761/contents>

CIL Guidance published by the Department of Communities and Local Government (updated June 2014) can be found at:

<http://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

Information on the CIL can also be found on the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

3.2 The Council also has information available on its website at:

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

including a section setting out Frequently Asked Questions:

https://www.dorsetforyou.com/media/207901/North-Dorset-Community-Infrastructure-Levy---Q-and-A/pdf/20160208_Community_Infrastructure_Levy_web_FAQs_revised_.pdf