



**West Dorset, Weymouth & Portland
Community Infrastructure Levy (CIL)
Modifications
March 2015**

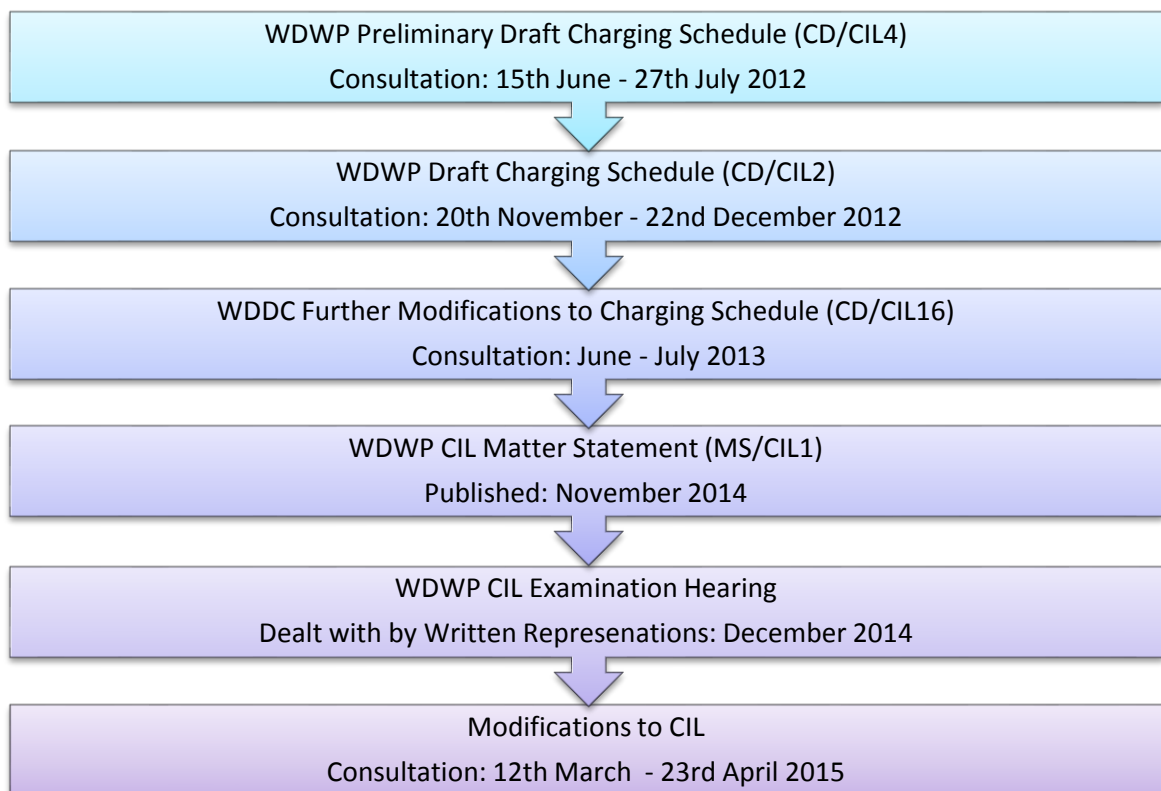
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1. PURPOSE OF THIS DOCUMENT

- 1.2 This consultation document consolidates all of the changes to the West Dorset, Weymouth & Portland Community Infrastructure Levy (CIL) since the Draft Charging Schedule was published for consultation in November 2012 and modifications were made to the West Dorset tariff in May 2013¹.
- 1.3 In preparation for the examination of the CIL, a number of documents were published and made available on the council's website, these are set out in diagram 1.1 below. These documents were made available to the Inspector. Ahead of the hearing into the CIL, the Inspector raised some questions about the charging schedules; in response the councils prepared a matter statement and supporting material which was published on our website².
- 1.4 This document brings together all the material that is already in the public domain regarding the development of the CIL schedules and subsequent CIL examination. The Inspector has asked that in the interests of transparency, all this information is brought together in one document and made available for public consultation.
- 1.5 **Comments are invited on the modifications set out in section 3 only.** Diagram 1.1 below sets out the documents and milestones in preparing the Charging schedules.

Diagram 1.1 CIL Documents & Milestones



¹ <https://www.dorsetforyou.com/410118>

² <https://www.dorsetforyou.com/416982>

2. THE PROPOSED CIL RATES

- 2.1 In May 2013, the CIL charging schedules were considered by West Dorset District Council and Weymouth & Portland Borough Councils ahead of their submission to the Secretary of State for examination. No modifications were made to the tariff for Weymouth & Portland. However, on the 14th May 2013, West Dorset District Council Executive Committee agreed to make modifications to the CIL tariff for West Dorset. The modifications brought the charge against development at Crossways and Chickerell in-line with the rest of the district resulting in a uniform CIL rate across the district of West Dorset. This modification was subject to public consultation in June/July 2013 and the responses were sent to the Inspector for his consideration.
- 2.2 The councils' approach to the proposed CIL rates sets an appropriate balance by raising funds to support infrastructure in the plan area and ensuring that the levy imposed on development does not render it economically unviable.
- 2.3 In West Dorset, the proposed CIL rates (following modification, May 2013) are £100 per square metre for residential development (excluding essential rural workers dwellings). The proposed CIL rate for residential development amounts to just 4.02% of total current development costs.
- 2.4 In Weymouth & Portland, the proposed CIL rates are £93 per square metre for residential development throughout the Borough except Portland (excluding essential rural workers dwellings) and £80 per square metre for the same types of development in Portland. The proposed CIL rate for residential development amounts to just 3.27% of total current development costs.
- 2.5 The rates in both CIL tariffs are lower than the 'rule of thumb' of 5% of development costs. In the council's judgement, the proposed CIL rates represent a sufficiently modest proportion of overall costs that they do not amount to a threat to delivery of the scale of housing identified in the development plan. The proposed CIL rates strike an appropriate balance between the need to meet part of the infrastructure funding gap and avoiding adversely impacting on the viability of development.
- 2.6 In both authorities, retail development and other uses will not be charged CIL. Insufficient fine grain evidence is available to justify setting different rates for different sized retail stores. However, this situation will be kept under review and may require changes to CIL rates in a subsequent review if the evidence justifies it. Further consultation on this point will be required if the council takes this action.

3. MODIFICATIONS TO THE CHARGING SCHEDULES

- 3.1 This section sets out the main changes to the charging schedules of West Dorset District Council and Weymouth & Portland Borough Council since the Draft Charging Schedule was published in November 2012, and modifications were made to the West Dorset tariff in May 2013, as explained in paragraph 2.1.

Modification 1 – CIL Exemption on Strategic Development Sites

- 3.2 On the larger more complex strategic allocations, some forms of infrastructure will need to be provided as part of the development. To avoid the potential for these large complex development proposals paying twice for the same piece of infrastructure, the infrastructure requirements for the strategic sites listed below are proposed to be excluded from a CIL charge allowing infrastructure to be secured through a planning obligation requiring the developer to enter into a section 106 agreement.
- Chickerell Urban Extension
 - Land at Crossways
 - Vearse Farm, Bridport
 - Littlemoor Urban Extension
 - Markham & Little Francis, Weymouth
- 3.3 A list of the site-specific infrastructure required for these sites can be found in schedules 1C and 2C of the Infrastructure Delivery Plan (CD/CIL18).
- 3.4 The proposed exclusion of these sites from a CIL charge was consulted upon as part of modifications to the WDWP joint Local Plan, June 2013 - paragraph 6.2.3 which supports policy COM1 relate. This modification was considered at the Local Plan Examination in Nov/Dec 2014. However, this proposed change needs to be incorporated into the CIL documentation and this is the basis for this modification.

Modification 2 – Updated Regulation 123 list

- 3.5 The Regulation 123 lists shown in Appendix B provide details of infrastructure to be funded wholly or partly through the Community Infrastructure Levy. Following a review of the Infrastructure Delivery Plan in November 2014, the Regulation 123 list was amended and submitted to the examination library as part of the councils CIL matter statement (MS/CIL1).
- 3.6 The revised Regulation 123 list includes reference to key infrastructure themes providing greater consistency with the Infrastructure Delivery Plan. Projects identified within the list are largely anticipated for delivery during 2014-2017. Schedules 1A and 2A of the Council's Infrastructure Delivery Plan (IDP) provide more details about these projects. The regulation 123 lists also note the exemption of strategic sites from the CIL charge.

Modification 3 – Map Changes

- 3.7 Appendix C contains a series of inset maps showing how the different charging rates apply around the strategic sites which are exempt from a CIL charge. These individual maps were submitted to the examination library as part of the councils CIL matter statement (MS/CIL1). For transparency, Appendix 3 also includes a plan-area map incorporating the modifications to the West Dorset tariff agreed in May 2013.

Modification 4 – Changes to Definitions

- 3.8 Following the conclusion of the hearing sessions into the Local Plan, the Inspector asked for clarification about the definition of dwellings and holiday accommodation which accompany the tariffs. This change was addressed through correspondence between the councils and the Inspector which has been published on our website.
- 3.9 The definition of ‘dwellings’ in both charging schedules has been modified to include reference to second homes. The definition of ‘dwellings restricted to holiday use’ has also been modified to include holiday lets. This definition has also been modified to exclude hotels, guesthouses and some B&Bs. These modifications are shown in Appendix A.

4. YOUR VIEWS

- 4.1 The CIL Modifications will be subject to 6 weeks consultation ending on Thursday 23 April 2015.
- 4.2 Reference copies of this document are available for inspection at all council offices and libraries in West Dorset and Weymouth & Portland. All comments must be made in writing by email to s.policy@westdorset-weymouth.gov.uk or by post to:

Community Infrastructure Levy Consultation
West Dorset District Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

Community Infrastructure Levy Consultation
Weymouth & Portland Borough Council
Council Offices
North Quay
Weymouth
DT4 8TA

- 4.3 All comments must be supported by your full name and address. By submitting, you consent to your information being disclosed to third parties for this purpose. You have the right to correct any inaccuracies in your information and you may withdraw those representations at any time in writing to the council concerned either by e-mail or post to the above address.
- 4.4 Further information on CIL and the procedural arrangements for adopting a Charging Schedule can be found on the Communities and Local Government website www.communities.gov.uk. The West Dorset, Weymouth & Portland Draft Local Plan and accompanying Infrastructure Delivery Plan can be found via www.dorsetforyou.com/newlocalplan/west/weymouth
- 4.5 After the consultation has closed, all the responses will be collated by the councils and sent to the Inspector to inform his final report.

APPENDIX A – THE CHARGING SCHEDULES

West Dorset District Council

CIL Draft Charging Schedule

Development Type	Use Class	CIL Rate (£/sqm)
Dwellings *	C3	100
Dwellings with Restricted Holiday Use **	C3	100
Essential Rural Workers' Dwellings ***	C3	Nil
All other development	n/a	Nil
Strategic Site Allocations:	n/a	Nil
- Littlemoor Urban Extension – LITT1		
- Chickerell Urban Extension – CHIC2		
- Land at Crossways – CRS1		
- Land at Vearse Farm – BRID 1		

For the purpose of this charging schedule the following definitions apply

- * 'Dwellings' ~~mean~~ include houses and flats and dwellings used as second homes, but excluding affordable housing.
- ** 'Dwellings with restricted holiday use' include holiday lets i.e. residential houses which are permanent dwellings restricted to holiday use but. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents.
- *** Essential rural workers' dwellings is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision.

Weymouth & Portland Borough Council

CIL Draft Charging Schedule

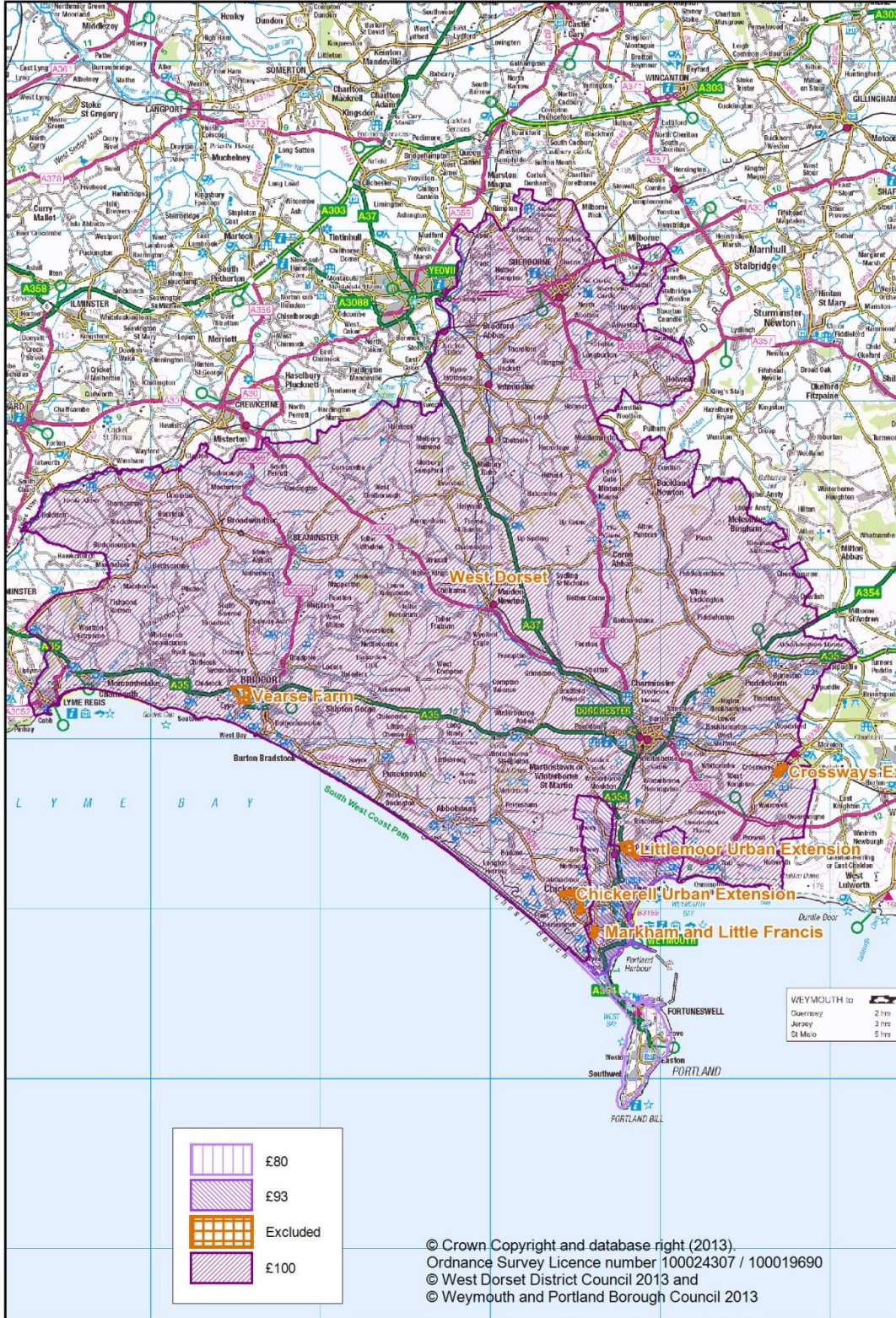
Development Type	Use Class	CIL Rate (£/sqm)
Dwellings* (All areas except Portland)	C3	93
Dwellings (Portland)	C3	80
Dwellings with Restricted Holiday Use** (all areas except Portland)	C3	93
Dwellings with Restricted Holiday Use (Portland)	C3	80
Essential Rural Workers' Dwellings***	C3	Nil
All other development	n/a	Nil
Strategic Site Allocations:	n/a	Nil
- LITT1 - Littlemoor Urban Extension		
- WEY10 - Markham & Little Francis		

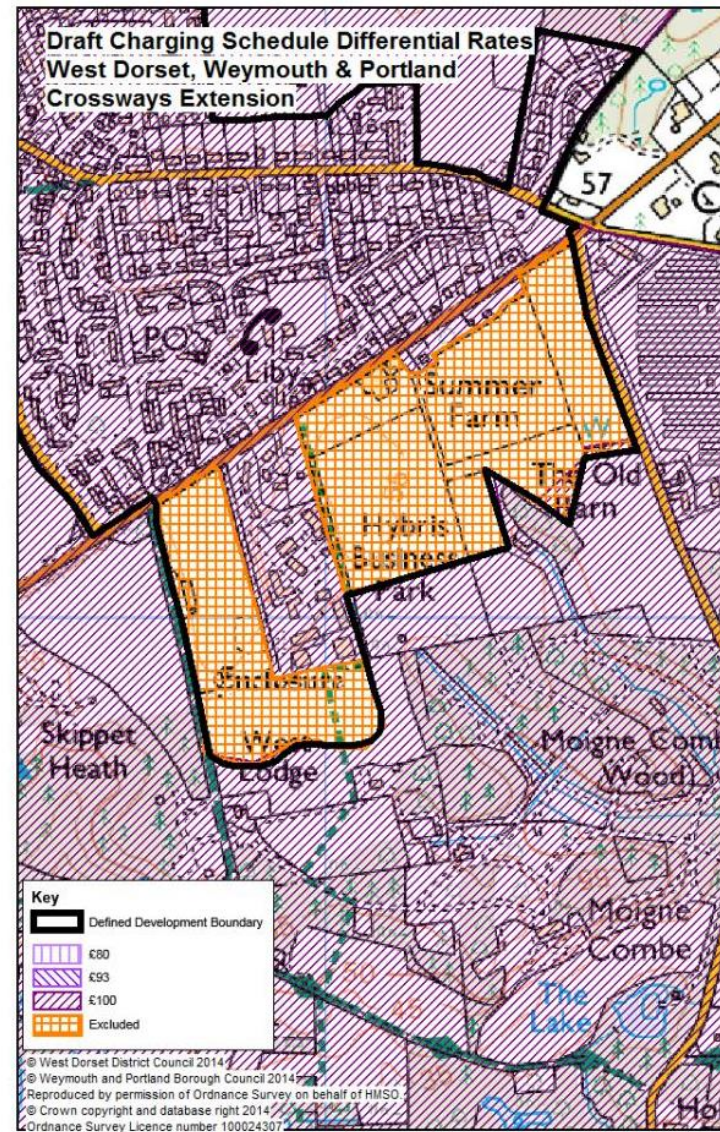
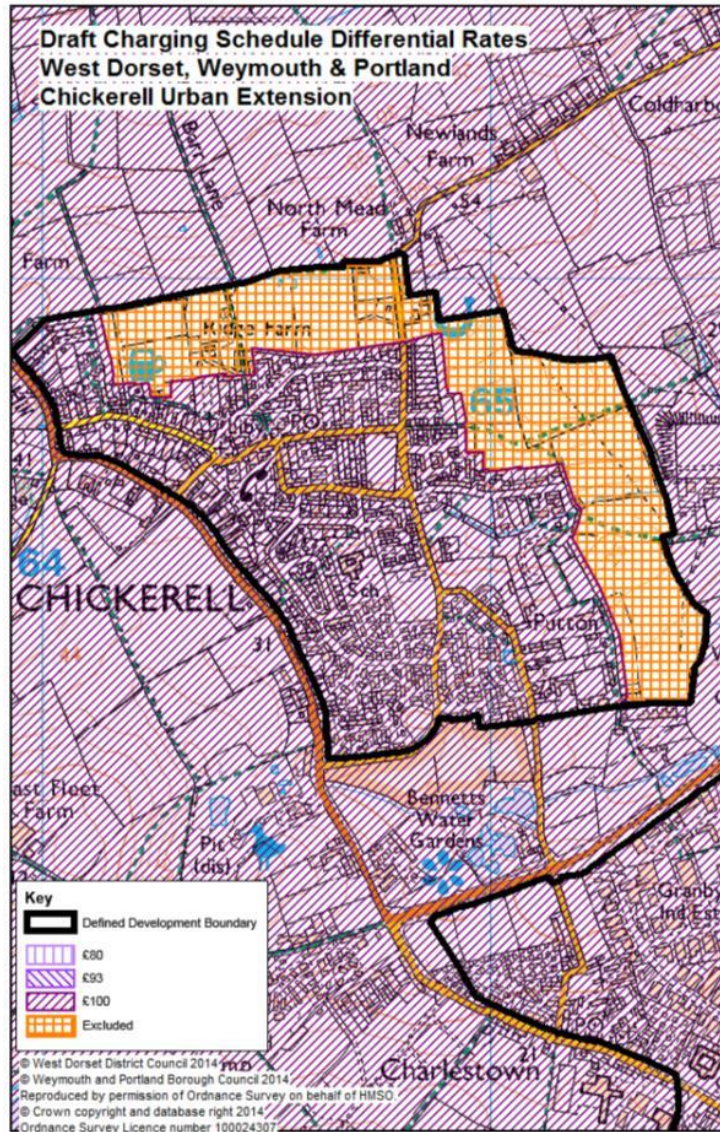
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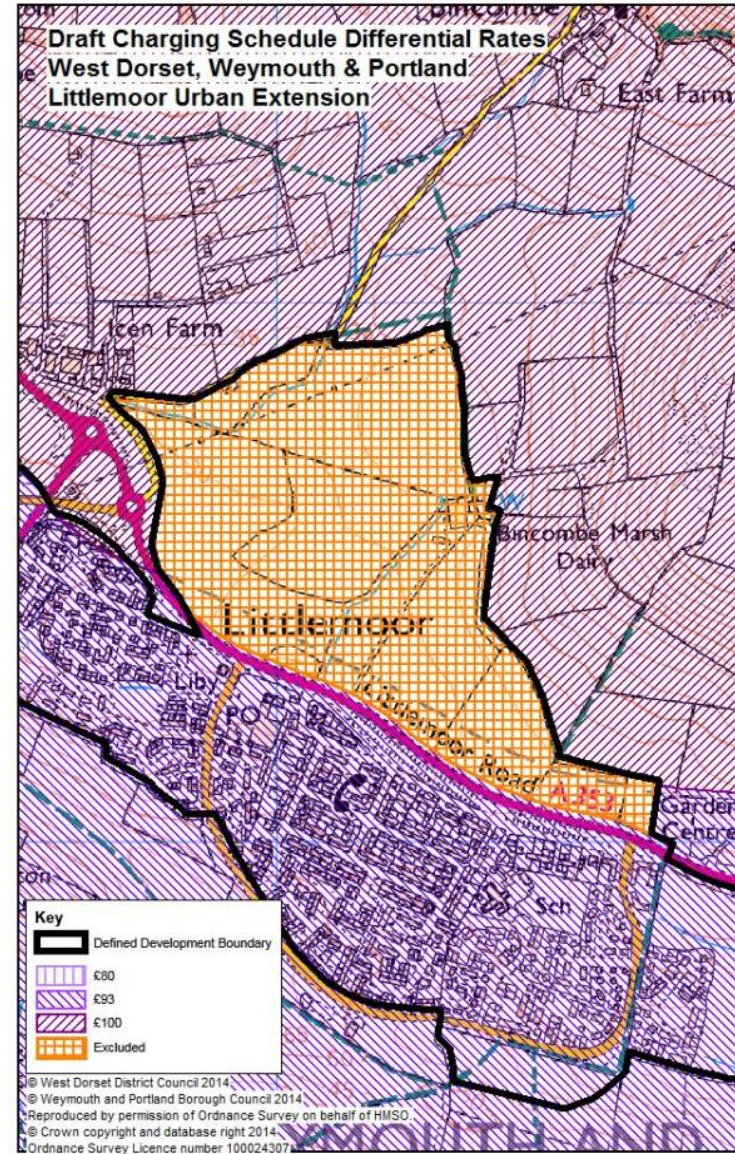
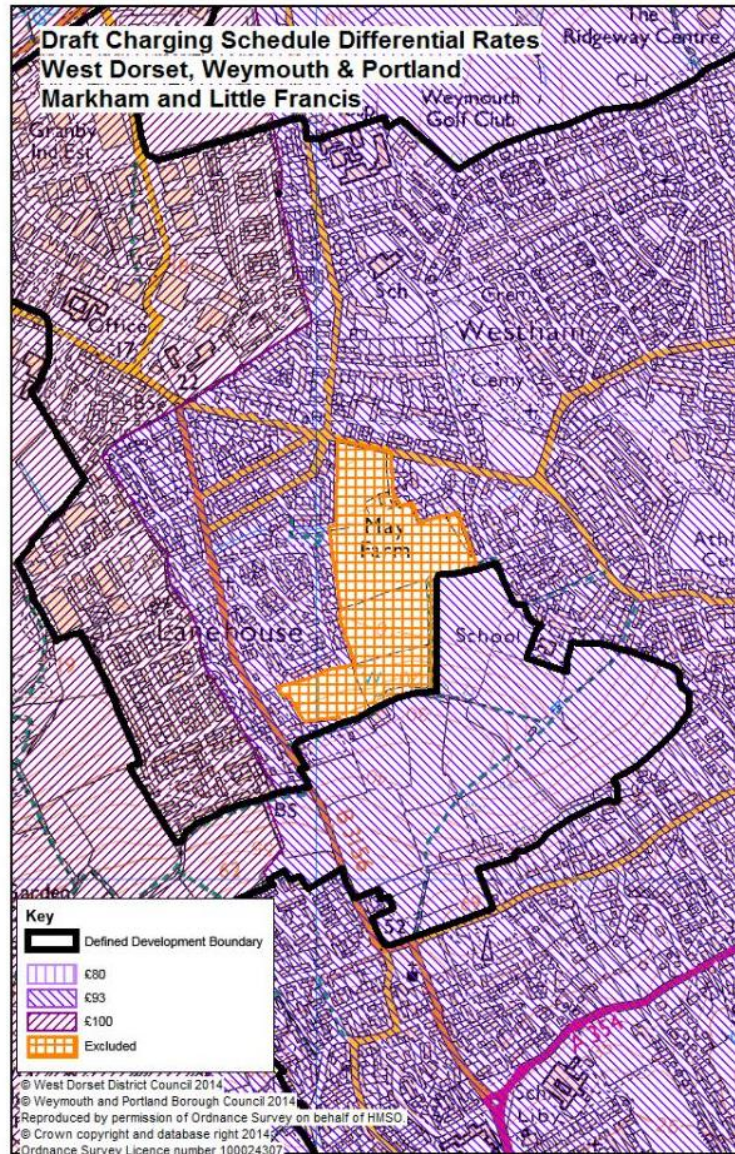
- * 'Dwellings' ~~mean~~ include houses and flats and dwellings used as second homes, but excluding affordable housing.
- ** 'Dwellings with restricted holiday use' include holiday lets i.e. residential houses which are permanent dwellings restricted to holiday use but. The definition excludes second homes, hotels, guesthouses and some B&Bs, and more temporary tourist accommodation such as caravans and tents.
- *** Essential rural workers' dwellings is housing located outside defined development boundaries for full time workers in rural businesses which require essential 24 hour supervision.

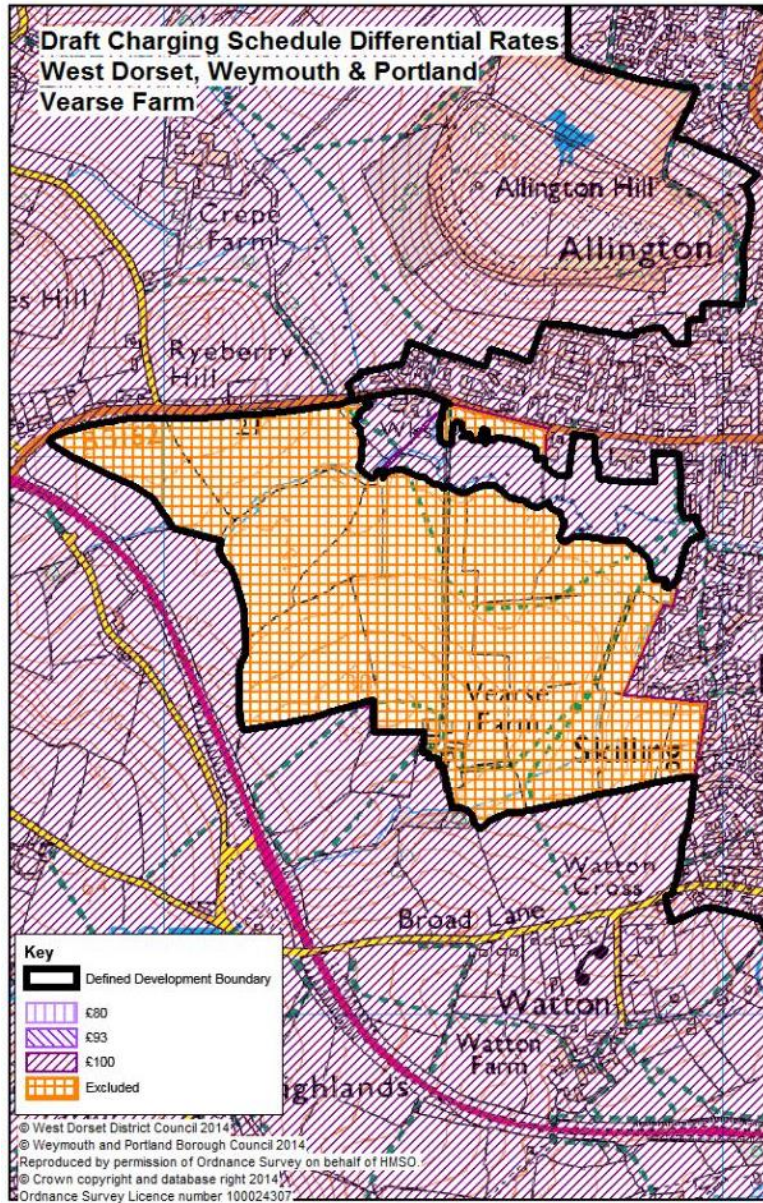
APPENDIX B - MAPS

MAP SHOWING CHARGING TARIFF FOR THE PLAN AREA









APPENDIX C – REGULATION 123 LISTS

West Dorset District Council

Community Infrastructure Levy Draft Regulation 123 List

The Regulation 123 list provides details of infrastructure to be funded wholly or partly through the Community Infrastructure Levy. Projects identified within the list are largely anticipated for delivery during 2014-2017. Schedules 1A and 2A of the Council's Infrastructure Delivery Plan (IDP) provide more details about these projects.

The following infrastructure will be funded wholly or partly through CIL:

- Green Infrastructure and recreation provision serving the needs of the wider area.
- Culture & Leisure Facilities – including provision for community and public buildings, youth centres and children's facilities. Identified projects include:
 - Chickerell Skate Park
 - Lyme Regis Skate Park
 - Dorset County Museum
 - Lyme Regis Museum extension
 - St. Osmunds Community Sports Centre: tennis
 - Bridport Leisure Centre- pool circulation system
- Waste Management Facilities
- Transport, including highway improvements, bus services, walking and cycle improvements. Identified projects include:
 - Bridport strategic cycle enhancements
 - Bridport-Chideock cycleway
 - Sherborne strategic cycle enhancements
 - Dorchester West Station: disabled access
 - Heart of Wessex Community Rail projects
- Education and Training Facilities – provision for which the Local Education Authority has a statutory responsibility including early years, primary and secondary. Identified projects include:
 - Colfox School- replacement ATP
 - Beaminster School- swimming pool
- Healthcare facilities
- Emergency service facilities
- Flood Mitigation and Coast Protection schemes. Identified projects include:
 - Lyme Regis Coastal Defence Scheme

- Utilities
- Poole Harbour Nutrient Management
 - Poole Harbour SPA mitigation
- Dorset Heathlands Mitigation
 - Special Protection Area mitigation from development in the Heathland Mitigation zone in the south-east of the district (where this is not provided as part of a development site)
- Public Realm including offsite provision / enhancements

Infrastructure required for the larger, more complex strategic sites and which is necessary to enable the grant of planning permission will be secured through a planning obligation and as such are excluded from a CIL charge.

Weymouth & Portland Borough Council

Community Infrastructure Levy Draft Regulation 123 List

The Regulation 123 list provides details of infrastructure to be funded wholly or partly through the Community Infrastructure Levy. Projects identified within the list are largely anticipated for delivery during 2014-2017. Schedules 1A and 2A of the Council's Infrastructure Delivery Plan (IDP) provide more details about these projects.

The following infrastructure will be funded wholly or partly through CIL:

- Green Infrastructure and recreation provision serving the needs of the wider area.
- Culture & Leisure Facilities – including provision for community and public buildings, youth centres and children's facilities. Identified projects include:
 - The Front Skate Park Weymouth
 - Osprey Sports Centre (capacity and access enhancements)
- Waste Management Facilities
- Transport, including highway improvements, bus services, walking and cycle improvements.
- Education and Training Facilities – provision for which the Local Education Authority has a statutory responsibility including early years, primary and secondary.
- Healthcare facilities
- Emergency service facilities
- Flood Mitigation and Coast Protection schemes. Identified projects include:
 - Weymouth Town Centre Flood Defence
 - Weymouth Harbour Wall Maintenance
- Utilities
- Public Realm including offsite provision / enhancements

Infrastructure required for the larger, more complex strategic sites and which is necessary to enable the grant of planning permission will be secured through a planning obligation and as such are excluded from a CIL charge.