



Community Infrastructure Levy

Schedule of Amendments made to the Revised Preliminary Draft
Charging Schedules for Christchurch and East Dorset



Prepared by Christchurch Borough Council and
East Dorset District Council

September 2015

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1 Introduction

1.1 Christchurch and East Dorset District Councils commenced the preparation of their Community Infrastructure Levy documents in 2013 and submitted their Draft Charging Schedules for Examination earlier this year. Part 11 of the Planning Act 2008 introduced powers for local authorities to introduce the Community Infrastructure Levy in their areas. This document has been prepared in accordance with the Planning Act and Regulation 15 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013, 2014 and 2015).

1.2 The Councils were due to adopt their individual CIL Charging Schedules in September 2015 following receipt of the Examiner's report on the Community Infrastructure Levy Draft Charging Schedules on the 10th July 2015. The report recommended that the Draft Charging Schedules for Christchurch and East Dorset (as modified through the Statement of Modifications 5th December 2014, Statement of Further Modifications 23rd January 2015 and Statement of Modifications Arising from the Examination of the Draft Charging Schedules 23rd March 2015) be approved without changes. However, due to the decision in the High Court (Reading and West Berkshire Councils, 31st July 2015) which quashed the Ministerial Statement and National Planning Practice Guidance regarding the threshold of 10 for affordable housing and tariff style contributions, the Councils need to undertake a Partial Review of the Charging Rates for residential development of less than 40 dwellings which do not provide an on-site SANG. The Councils do not intend to amend any other of the rates set out in the Charging Schedules which was found sound by the Examiner in July 2015.

The Timetable for Introducing CIL

Consultation Stage	Date
1. Consultation on Revised Preliminary Draft Charging Schedules	11th September to 9th October 2015
2. Consultation on Revised Draft Charging Schedules	November - December 2015
3. Submission of Revised Draft Charging Schedules for Examination	January 2016
4. Examination in Public	March 2016
5. Adoption of CIL	May 2016

Revised Preliminary Draft Charging Schedules for Consultation - Schedule of Amendments

1.3 In accordance with Regulation 15 of the Community Infrastructure Levy Regulations 2010 (as amended), the Councils are publishing their Revised Preliminary Draft Charging Schedules for consultation. This document is based on the Councils Charging Schedules which were considered at the Examination in the spring of 2015. Amendments are set out by way of bold strikethrough for deletions and bold underlined for text insertions. This Schedule of Amendments has been produced setting out the Councils' proposed changes and should be read in conjunction with the above document. **The Councils will only accept responses in relation to the changes set out in this document.**

1.4 The CIL Revised Preliminary Draft Charging Schedules and all supporting documentation is available on the Councils' website www.dorsetforyou.com/407160

1.5 Hard copies of the documents will also be made available at Council libraries and the main council offices as set out below:

Christchurch Borough Council, Civic Offices, Bridge Street, Christchurch, BH23 1AZ

- (Mon –Thurs 8.45am – 5.15pm and Fri 8.45am – 4.45pm)

Christchurch Information Centre, 49 High Street, Christchurch, BH23 1AS

- (Mon – Fri 9.30am – 5pm, Sat 9am – 5pm)

Steamer Point Information Centre, Off Penny Way, Steamer Point, Highcliffe.

- (Mon - Sun 9am – 5pm)

East Dorset District Council, Council Offices, Furzehill, Wimborne, BH21 4HN

- (Mon – Thur. 8.45am – 5.15pm and Fri 8.45am – 4.45pm)

Ferndown Town Council, The Barrington Centre, Penny's Walk, Ferndown, BH22 9TH

- (Mon – Thu 9am – 4pm, Fri 9am – 3.30pm)

Verwood Town Council, Council Offices, 28 Vicarage Road, Verwood, BH31 6DW

2 Christchurch and East Dorset CIL Schedule of Amendments to the Revised Preliminary Draft

- (Mon – Fri 9am – 1pm)

Wimborne Town Council, The Town Hall, 37 West Borough, Wimborne, BH21 1LT

- (Mon – Fri 9am – 1pm)

West Moors Parish Council, 4 Park Way, West Moors, BH22 0HL

- (Mon, Tues, Thurs & Fri 10am – 1pm)

Corfe Mullen Parish Council, Council Office, Towers Way, Corfe Mullen, BH21 3UA

- (Mon – Fri 9am – 2pm)

East Dorset Heritage Trust, Allendale House, Hanham Road, Wimborne, BH21 1AS

- (Mon – Fri 9.30am – 5pm)

All public libraries throughout Christchurch and East Dorset during their normal opening times.

Your views

1.6 We would like your comments on the amendments proposed in this Partial Review of the Councils' Charging Schedules by **5pm** on **Friday 9th October 2015**. By referring to the amendment reference numbers in the following table, these can be made by the following methods:

- Email - Responses can be made via email to the following address: planningpolicy@christchurchandeastdorset.gov.uk
- By Post - Planning Policy, East Dorset District Council, Furzehill, Wimborne, Dorset, BH21 4HN.
- Online - www.dorsetforyou.com/407160

2 Amendments to Preliminary Draft Charging Schedules

Ref	Page / Paragraph	Section	Modification	Reason for Modification
RPD 1	1.1	Section 1	<p>This document sets out <u>the evidence for a Partial Review of the Community Infrastructure Levy (CIL)</u> Charging Schedules for Christchurch Borough Council and East Dorset District Council. Part 11 of the Planning Act 2008 introduced powers for local authorities to introduce the Community Infrastructure Levy in their areas. This document has been prepared in accordance with the Planning Act and Regulation 15 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013, 2014 and 2015). <u>The Councils were due to adopt their individual CIL Charging Schedules in September 2015 following receipt of the Examiner's report on the Community Infrastructure Levy Draft Charging Schedules on the 10th July 2015. The report recommended that the Draft Charging Schedules for Christchurch and East Dorset (as modified through the Statement of Modifications 5th December 2014, Statement of Further Modifications 23rd January 2015 and Statement of Modifications Arising from the Examination of the Draft Charging Schedules 23rd March 2015) be approved without changes. However, due to the decision in the High Court (Reading and West Berkshire Councils, 31st July 2015) which quashed the Ministerial Statement and National Planning Practise Guidance regarding the threshold of 10 for affordable housing and tariff style contributions, the Councils need to undertake a Partial Review of the Charging Rates for residential development of less than 40 dwellings which do not provide an on-site SANG. The Councils do not intend to amend any other of the rates set out in the Charging Schedules which was found sound by the Examiner in July 2015.</u></p>	Update following July 2015 High Court decision

Ref	Page / Paragraph	Section	Modification	Reason for Modification												
RPD 2	1.2	Section 1	<p>Alongside the Charging Schedules, the Councils have also produced the following documents, <u>which are available to view on the Councils' website at www.dorsetforyou.com/407160</u> . <u>These documents do not form part of this Review process</u></p> <p>-</p> <p><u>.....The CIL Target & Funding Gap</u></p> <p><u>The total cost of infrastructure to be funded in whole or in part by CIL and the total size of the infrastructure funding gap.</u></p>	Clarification of location of supporting documentation												
RPD 3	1.5	Section 1	<p><u>The Timetable for Introducing CIL</u></p> <table border="1"> <thead> <tr> <th><u>Consultation Stage</u></th> <th><u>Date</u></th> </tr> </thead> <tbody> <tr> <td><u>1. Consultation on Revised Preliminary Draft Charging Schedules</u></td> <td><u>11th September to 9th October 2015</u></td> </tr> <tr> <td><u>2. Consultation on Revised Draft Charging Schedules</u></td> <td><u>November - December 2015</u></td> </tr> <tr> <td><u>3. Submission of Revised Draft Charging Schedules for Examination</u></td> <td><u>January 2016</u></td> </tr> <tr> <td><u>4. Examination in Public</u></td> <td><u>March 2016</u></td> </tr> <tr> <td><u>5. Adoption of CIL</u></td> <td><u>May 2016</u></td> </tr> </tbody> </table>	<u>Consultation Stage</u>	<u>Date</u>	<u>1. Consultation on Revised Preliminary Draft Charging Schedules</u>	<u>11th September to 9th October 2015</u>	<u>2. Consultation on Revised Draft Charging Schedules</u>	<u>November - December 2015</u>	<u>3. Submission of Revised Draft Charging Schedules for Examination</u>	<u>January 2016</u>	<u>4. Examination in Public</u>	<u>March 2016</u>	<u>5. Adoption of CIL</u>	<u>May 2016</u>	Information about the proposed timetable for adoption of CIL
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<u>1. Consultation on Revised Preliminary Draft Charging Schedules</u>	<u>11th September to 9th October 2015</u>															
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RPD 4	1.6	Section 1	<p><u>Preliminary Revised Draft Charging Schedules for Consultation</u></p> <p><u>In accordance with Regulation 15 of the Community Infrastructure Levy Regulations 2010 (as amended), the Councils are publishing their preliminary revised draft charging schedules for consultation. This document is based on the Councils Charging Schedules which had been considered at the Examination in the spring of 2015. Amendments are set out by way of bold strikethrough for deletions and bold underlined for text insertions. A separate Schedule of Amendments has been produced setting out the Councils' proposed changes. The Councils will only accept responses in relation to the changes set out in this document.</u></p>	Information about how to get involved in the consultation process
RPD 5	1.7	Section 1	<p><u>The CIL preliminary revised draft charging schedule and all supporting documentation is available on the Councils' website www.dorsetforyou.com/407160</u></p>	Clarification of location of evidence
RPD 6	1.8	Section 1	<p><u>Hard copies of the documents will also be made available at Council libraries and the main council offices as set out below:</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>Christchurch Borough Council, Civic Offices, Bridge Street, Christchurch, BH23 1AZ</u></p> <ul style="list-style-type: none"> • <u>(Mon –Thurs 8.45am – 5.15pm and Fri 8.45am – 4.45pm) (Tel 01202 495000)</u> </div>	Clarification of location of evidence

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			<p><u>Christchurch Information Centre, 49 High Street, Christchurch, BH23 1AS</u></p> <ul style="list-style-type: none"> • <u>(Mon – Fri 9.30am – 5pm, Sat 9am – 5pm)</u> <p><u>Steamer Point Information Centre, Off Penny Way, Steamer Point, Highcliffe.</u></p> <ul style="list-style-type: none"> • <u>(Mon - Sun 9am – 5pm)</u> <p><u>East Dorset District Council, Council Offices, Furzehill, Wimborne, BH21 4HN</u></p> <ul style="list-style-type: none"> • <u>(Mon – Thur. 8.45am – 5.15pm and Fri 8.45am – 4.45pm)</u> <p><u>Ferndown Town Council, The Barrington Centre, Penny's Walk, Ferndown, BH22 9TH</u></p> <ul style="list-style-type: none"> • <u>(Mon – Thu 9am – 4pm, Fri 9am – 3.30pm)</u> <p><u>Verwood Town Council, Council Offices, 28 Vicarage Road, Verwood, BH31 6DW</u></p> <ul style="list-style-type: none"> • <u>(Mon – Fri 9am – 1pm)</u> <p><u>Wimborne Town Council, The Town Hall, 37 West Borough, Wimborne, BH21 1LT</u></p> <ul style="list-style-type: none"> • <u>(Mon – Fri 9am – 1pm)</u> <p><u>West Moors Parish Council, 4 Park Way, West Moors, BH22 0HL</u></p> <ul style="list-style-type: none"> • <u>(Mon, Tues, Thurs & Fri 10am – 1pm)</u> 	

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			<p><u>Corfe Mullen Parish Council, Council Office, Towers Way, Corfe Mullen, BH21 3UA</u></p> <ul style="list-style-type: none"> • <u>(Mon – Fri 9am – 2pm)</u> <p><u>East Dorset Heritage Trust, Allendale House, Hanham Road, Wimborne, BH21 1AS</u></p> <ul style="list-style-type: none"> • <u>(Mon – Fri 9.30am – 5pm)</u> <p><u>All public libraries throughout Christchurch and East Dorset during their normal opening times.</u></p>	
RPD 7	1.9	Section 1	<p><u>Your views</u></p> <p><u>We would like your comments on the amendments proposed in this Partial Review of the Councils' Charging Schedules by 5pm on Friday 9th October 2015. By referring to the reference numbers in the Schedule of Amendments document, these can be made by the following methods:</u></p>	Clarification of how to get involved in the consultation
RPD 8	1.9	Section 1	<ul style="list-style-type: none"> • <u>Email - Responses can be made via email to the following address: planningpolicy@christchurchandeastdorset.gov.uk</u> • <u>By Post - Planning Policy, East Dorset District Council, Furzehill, Wimborne, Dorset, BH21 4HN.</u> • <u>Online - www.dorsetforyou.com/407160</u> 	Clarification of how to get involved in the consultation

Ref	Page / Paragraph	Section	Modification	Reason for Modification
RPD 9	4.6	Section 4	Following consultation on the original Preliminary Draft Charging Schedule (January 2013) PBA updated the viability report which was published alongside the Draft Charging Schedule. The updated report incorporated suggestions made by consultees from the preliminary draft consultation stage, and further refinements and updates made by PBA in the course of developing the project.	For clarification
RPD 10	4.13	Section 4	In response to the Ministerial Statement on 28th November 2014 on revised affordable housing thresholds where affordable housing contribution should not be required on schemes for 10 or less residential units, PBA further updated the viability report. This further addendum to the viability report incorporated re-running development viability appraisals on the assumption that no affordable housing is required from these sites. <u>Due to the High Court judgement striking down the Ministerial Statement in July 2015, the Councils have reverted to the evidence set out in the viability report in respect of the Draft Charging Schedule. However, it is the Government's intention to challenge this decision and the outcome of any challenge or subsequent change to legislation in respect of affordable housing thresholds will have a bearing on the appropriate CIL Charging Rate for small-scale residential developments and the Councils have therefore suggested that their Charging Schedules be modified to allow for this possible legislative change.</u>	Update following High Court decision July 2015
RPD 11	4.14	Section 4	... It is considered that the affordable housing target set out in Policy KS3 of the Christchurch and East Dorset Local Plan Part 1 - Core Strategy is deliverable during the plan period. <u>The Councils therefore wish to reserve their position on the CIL Charge for differential scales of residential development pending the outcome</u>	Clarification of the Councils' position

2 Amendments to Preliminary Draft Charging Schedules

Ref	Page / Paragraph	Section	Modification	Reason for Modification
			<u>of possible national planning policy or guidance changes in respect of affordable housing provision on small scale developments.</u>	
RPD 12	5.2	Section 5	Christchurch Charging Schedule Residential (more than 10 units) <u>development (other than New Neighbourhoods or sites providing on-site SANG) - £70</u>	Update following High Court decision July 2015
RPD 13	5.2	Section 5	Christchurch Charging Schedule Residential (10 units or less or less than 1000sqm floorspace) <u>only applicable if there is a legislative change or change in national guidance requiring no affordable housing provision relating to small-scale schemes set at a national level. - £150</u>	Update following High Court decision July 2015
RPD 14	5.2	Section 5	East Dorset Charging Schedule Residential (more than 10 units) <u>development (other than New Neighbourhoods or sites providing on-site SANG) - £70</u>	Update following High Court decision July 2015

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RPD 15	5.2	Section 5	East Dorset Charging Schedule Residential (10 units or less or less than 1000sqm floorspace) <u>only applicable if there is a legislative change or change in national guidance requiring no affordable housing provision relating to small-scale schemes set at a national level.</u> - £150	Update following High Court decision July 201