

Purbeck District Council Community Infrastructure Levy

Statement of Representations

Summary of the Main Issues raised by representors on the Statement of Modifications to the Draft Community Infrastructure Levy Charging Schedule and Priorities for Spending

The Council consulted on the Statement of Modifications to the Draft Community Infrastructure Levy Charging Schedule and Priorities for Spending between 17 July and 13 August 2013 (see Appendix 1). The Council received 3 duly made representations. The duly made representations were submitted by:

Representor No.	Representor	Would like to appear at Examination
2541	SW_HARP	No
2547	CPRE	No
6389	Natural England	No

The main issues are summarised below:

M5 Changes to rates for housing for older people (C2 and C3)

SW HARP support the decision to reduce the CIL rate for older people's housing in both C2 and C3 categories but suggest a statement explaining why the Council changed it's position on differentiating older people's housing should be published prior to examination.

CPRE acknowledges increasing need for dedicated care homes but believes CIL rate should not be less than £140. CPRE understands McCarthy & Stone and Churchill Retirement Living clients are relatively wealthy, car-owning in order to afford the high quality flats. Therefore CIL rates should be higher than true care homes and residences in Swanage and the coast.

M7 Draft Regulation 123 List

Natural England welcome clarification of the 123 list.

M8 Transport Projects in draft Regulation 123 list

CPRE trust that some priority will be given to the railway re-connection and cycleway improvements.

These representations and the Council's response are attached as Appendix 2.

Purbeck Community Infrastructure Levy
Statement of Modifications to Draft Charging Schedule
Statement of Representations
Publicity

Attached are copies of:

- (i) The statutory advert giving notice of the publication of placed in Bournemouth Echo. The same one was placed in the Dorset Echo, and
- (ii) The same statutory advert, as seen on both Echo newspaper websites.

DAILY ECHO

18.7.13



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**NOTICE OF THE SUBMISSION
FOR EXAMINATION OF PURBECK
DISTRICT COUNCIL'S COMMUNITY
INFRASTRUCTURE LEVY CHARGING
SCHEDULE AND PRIORITIES FOR
SPENDING, AND PUBLICATION OF
THE STATEMENT OF MODIFICATIONS
FOR COMMENT**

The CIL Schedule details the proposed charging rates applicable to different types of development across the district. Monies raised from it will contribute to district infrastructure. The documents submitted for examination under Regulation 19 of the Community Infrastructure Levy Regulations 2010 (as amended) are:

- (a) The charging schedule and priorities for spending (Regulation 123 list);
- (b) The statement of representations;
- (c) Copies of any representations made in accordance with regulation 17;
- (d) The statement of modifications; and
- (e) All relevant evidence.

Purbeck District Council is also inviting representations on the **Statement of Modifications** to the Community Infrastructure Levy Draft Charging Schedule and Priorities for Spending from **17 July 2013 to 4.00pm on 13 August 2013**. Any person who makes representations about the Statement of Modifications may, at the same time, request the right to be heard on the modifications at the examination, as well as be notified, at a specific address, of the publication of the recommendations of the examiner, the reasons for those recommendations and approval of the CIL Schedule by the Council.

The Statement of Modifications is available for public inspection at the following locations during their normal opening times: the District Council offices; all public libraries in the district, as well as Dorchester and Poole Central Libraries; Lytchett Minster and Upton, Swanage and Wareham Town Councils' offices; and on-line at www.dorsetforyou.com/purbeck-consultation where the supporting evidence can also be found. For further information contact Planning Policy on 01929 556561 or email localplan@purbeck-dc.gov.uk

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PUBLIC NOTICES

Public Notice



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PURBECK DISTRICT COUNCIL

12:51am Thursday 18th July 2013

PURBECK DISTRICT COUNCIL

Thriving communities in balance with the natural environment

NOTICE OF THE SUBMISSION FOR EXAMINATION OF PURBECK DISTRICT COUNCIL'S COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE AND PRIORITIES FOR SPENDING, AND PUBLICATION OF THE STATEMENT OF MODIFICATIONS FOR COMMENT
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Purbeck District Council Community Infrastructure Levy Summary of Representations to Statement of Modifications

<i>Ref.No</i>	<i>Name</i>	<i>Support/ Oppose?</i>	<i>Comment</i>	<i>Council Response</i>
Comments on Modification M5				
2541	SW HARP	Support	Support the decision to reduce the CIL rate for older people's housing in both C2 and C3 categories. A statement explaining why the Council changed it's position on differentiating older people's housing should be published prior to examination.	We made the changes in response to representations made by McCarthy & Stone and Churchills who have provided evidence of higher build costs. We do not have data on sales values, so have assessed viability based on higher build costs, which led us to lower the charging rate accordingly. If the Inspector thinks this needs further explanation we could add another addendum to the viability report (CD33)
2547	CPRE	Oppose	CPRE acknowledges increasing need for dedicated care homes but believes CIL rate should not be less than £140. CPRE understands McCarthy & Stone and Churchill Retirement Living clients are relatively wealthy, car-owning in order to afford the high quality flats. Therefore CIL rates should be higher than true care homes and residences in Swanage and the coast. Space is limited and the Swanage area has to accommodate significant housing numbers.	The Council has made the amendments based on the information given by McCarthy & Stone and Churchill Retirement Living, who have indicated that their sites are chosen to be within easy walking reach of services and facilities and avoid reliance on cars, and they have increased development costs.
Comments on Modification M7				
6389	Natural England	Support	Welcome change M7 (clarification to Regulation 123 list)	Support noted
Comments on Modification M8				
2547	CPRE	Support	We do not disagree with the projects to be funded and trust that some priority will be given to the railway re-connection and cycleway improvements.	Support noted