



18 March 2015

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Attn: George Whalley

Dear Mr Whalley

RE: Christchurch and East Dorset Community Infrastructure Levy (CIL) Examination

I write in response to the Hearing of the Council's CIL schedule and the proposed amendments to the charging schedule and section 123 list made by the Council at the examination. The amendments being to zero rate

'Residential on sites of 40 or more dwellings where on-site SANG is required by the Local Planning Authority'.

And to amend the Regulation 123 List as follows

'Infrastructure to be funded wholly or in part by CIL:

The management and maintenance of SANGs delivered through CIL.

Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or through planning condition:

The management and maintenance of SANGs provided by development through S106'.

PBA have tested appropriate residential scenarios from 1 unit to 100 units. The appraisals are policy compliant in respect of affordable housing provision and other relevant policies. As stated in the addendum the appraisals assume that offsite SANGS provision will be met by CIL. They also assume that the base land value allows for the acquisition of non-developable land. On site SANGS provision may (but not always) have an impact on the viability of a development due to extra costs in acquiring and maintaining the SANGS land. These costs are site specific and there is not enough evidence in the public domain to adopt a generic average for SANGS provision.

The proposed amendment therefore recognises the uncertainty around viability (and the need to avoid double counting) by excluding sites of 40 units and above from CIL where SANGs are required onsite by the Local Planning Authority in consultation with Natural England in order to make the development acceptable in planning terms.

Yours sincerely

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For and on behalf of
PETER BRETT ASSOCIATES LLP