

Planning Policy

From: Tom Rumble <t.rumble@woolfbond.co.uk>
Sent: 20 February 2015 11:33
To: Planning Policy
Cc: Jerry Woolf
Subject: RE: Christchurch and East Dorset Councils Community Infrastructure Levy - Statement of Further Modifications

Dear Sirs

As you are aware we represent Taylor Wimpey UK Ltd. Our clients have a controlling interest in the proposed Christchurch urban extension comprising land north of Roeshot Hill.

We refer to the potential to attend the CIL hearing session and note that our clients welcome the opportunity for a 'clean sheet' non CIL based discussion about S106 or S278 costs associated with the scheme. However we would like to retain a seat at the hearing to comment upon the discussion at the hearing session as necessary.

Kind Regards

Thomas Rumble BSc(Hons) MSc MRTPI



Woolf Bond Planning
Chartered Town Planning Consultants

Woolf Bond Planning
The Mitfords
Basingstoke Road
Three Mile Cross
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RG7 1AT

Tel: 01189 884923
Fax: 01189 888378
Mobile: 07825 065775

From: Planning Policy [mailto:PlanningPolicy@christchurchandeastdorset.gov.uk]
Sent: 22 January 2015 16:35
To: Planning Policy
Subject: Christchurch and East Dorset Councils Community Infrastructure Levy - Statement of Further Modifications

Dear Sir/Madam

Christchurch and East Dorset Councils Community Infrastructure Levy Statement of Further Modifications to the submitted Draft Charging Schedules

Prepared in accordance with the Planning Act and Regulations 11 and 19 of the Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013 and 2014)

You have received this email as you have responded to a previous round of consultation or have asked to be kept up to date on the progress of the Community Infrastructure Levy for the area.

We are writing to advise you that a Statement of Further Modifications has been prepared. This is in response to comments received on the Statement of Modifications (December 2014) that formed part of the submission of the Draft Charging Schedules for Examination sent to the Secretary of State for Communities and Local Government on the 5th December 2014.

In accordance with Regulations 11 and 19 of the Community Infrastructure Levy Regulations (as amended), Christchurch Borough Council and East Dorset District Council are publishing a Statement of Further Modifications. Together with the Statement of Modifications, they set out proposed changes to the Draft Charging Schedules since they were published for consultation on the 7th May 2014. This Statement of Further Modifications relates to additional viability work undertaken in respect of the impact of the Government's recent requirements that affordable housing contributions should not be sought for sites of 10 units or less.

To avoid confusion, the Statement shows the Further Modifications together with the Modifications made previously, but using different reference numbers to differentiate them.

The Statement of Further Modifications together with the CIL Draft Charging Schedule, previous Statement of Modifications, associated evidence and further information regarding the Examination are available on the Councils' website www.dorsetforyou.com/407160

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) (Tel 01202 495000)
- **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. (Tel 01202 886201) (Mon – Thur. 8.45am – 5.15pm and Fri 8.45am – 4.45pm)
- **Ferndown Town Council**, King George V Pavilion, Peter Grant Way, Ferndown, BH22 9EN. (Mon – Thu 9am – 4pm, Fri 9am – 3.30pm)
- **Verwood Town Council**, Council Offices, 28 Vicarage Road, Verwood, BH31 6DW. (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.

Any person may request to be heard by the Examiner in relation to these new modifications set out in this Statement of Further Modifications. **Please note that requests can only be made on the further modifications with the reference numbers starting 'FM'**. Requests to be heard must include details of the modifications on which the person wishes to be heard. Additional detail is sought in relation to whether those requesting to be heard, support or oppose the further modifications and why. The councils will submit a copy of each request it receives to the Examiner. Requests to be heard may be withdrawn at any time by giving notice in writing to the councils. Any representations received by the councils will be published.

Any requests to be heard by the Examiner must be made in writing by **5pm on Friday 20th February 2015**. Representations 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.

Yours faithfully,

David Barnes
Strategic Director
Christchurch and East Dorset Councils

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Planning Policy

From: Jerry Woolf <j.woolf@woolfbond.co.uk>
Sent: 20 February 2015 13:15
To: Planning Policy
Cc: Tom Rumble; Chris Irwin - TW Southern Counties
Subject: RE: Christchurch and East Dorset Councils Community Infrastructure Levy - Statement of Further Modifications

Sirs

In addition to the comments in our earlier email below, we have been asked to comment/note also that the concerns raised in our representation letter of 23/12/14 on the draft CIL proposals have not been acknowledged or addressed in the latest draft changes. The matters raised included an expectation by the Council that the Roeshot Hill scheme would be expected to pay an excessive amount towards A35 junction improvements, lack of flexibility over the allotment relocation on/off the site and general concerns over viability.

We have assumed these matters will be open for consideration by the Inspector but maintain the right to add further submissions either orally or in writing as necessary to ensure the matters are properly considered.

Yours Faithfully

Jeremy Woolf

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Tel: 01189 884923
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Mobile: 07860 499967

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Sent: 22 January 2015 16:35

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Statement of Further Modifications to the submitted Draft Charging Schedules**

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