



Community Infrastructure Levy

Statement of Further Modifications to the Draft Charging Schedules for Christchurch and East Dorset



Prepared by Christchurch Borough Council and
East Dorset District Council

January 2015

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1 Introduction

1.1 Christchurch Borough Council and East Dorset Councils published CIL Draft Charging Schedules for a period of public consultation from the 7 May to the 18 June 2014 and received a total of 21 responses. The Councils published a Statement of Modification to the Draft Charging Schedules in December 2014 and received a total of 7 responses by the closing date of the consultation on 2nd January 2015.

1.2 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 this Statement of Further Modifications setting out proposed changes to the Draft Charging Schedules since they were published for consultation on the 7th May 2014 and December 2014 in accordance with Regulation 16. This Statement of Modifications also includes the proposed changes to the councils' Draft Regulation 123 list and Draft CIL Instalments Policy which were also published for consultation in December 2014, but these changes are not the subject of the current consultation. **The document is published in its entirety for continuity, however the Councils will only accept representations on the Further Modifications published for consultation on 23rd January 2015.**

1.3 This Statement of Modifications sets out changes by way of bold strikethrough for deletions and bold underlined for text insertions. **The Further Modifications can be identified by the prefix 'FM' followed by an individual number.**

Submission of Draft Charging Schedule and Statement of Modifications

1.4 Christchurch Borough Council and East Dorset District Council submitted their Draft Charging Schedules with Statements of Modifications for Examination on the 5th December 2014. This Statement of Further Modifications has been sent to all those who were invited to make representations under Regulation 15. This will include all those who have made representations on the Preliminary Draft Charging Schedules and Draft Charging Schedules, as well as the Statement of Modifications.

1.5 The CIL Draft Charging Schedule, Statements of Modifications, associated evidence and further information regarding the Examination is available on the Councils' website www.dorsetforyou.com/407160

1.6 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

- (Mon – Thur. 8.45am – 5.15pm and Fri 8.45am – 4.45pm) (Tel 01202 886201)

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.

Requests to be Heard

1.7 Any person may request to be heard by the Examiner in relation to the modifications set out in this Statement of Further Modifications. Requests to be heard must include details of the modifications on which the person wishes to be heard (by reference to the Statement of Further Modifications). **Please note that requests can only be made on the further modifications with the reference numbers starting ‘FM’.** Additional detail is sought in relation to whether those requesting to be heard, support or oppose the 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.

1.8 Any requests to be heard by the Examiner must be made in writing within 4 weeks 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.

2 Further Modifications to Draft Charging Schedules

Christchurch Borough Council and East Dorset District Council Draft Charging Schedules (Statement of Modifications)				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
SM1	1.6	Section 1	<p><u>3. Submission of the Draft Charging Schedule: December 2014</u></p> <p><u>4. Examination in Public: January 2015</u></p> <p><u>5. Adoption of CIL: April 2015.</u></p>	Update of dates for submission, examination and adoption of the Draft Charging Schedules.
FM1	1.6	Section 1	<u>4. Examination in Public: January March 2015</u>	Update of date for examination of the Draft Charging Schedules
SM2	2.17	Section 2	A Housing SPD will be has been adopted and will be implemented alongside CIL, which will providing clarity on how affordable housing will be is delivered through the planning process.	Housing SPD has now been adopted.
SM3	2.20	Section 2	Payment for CIL is due upon commencement of the development. It must be paid in full within <u>the timescales and phased instalments as set out in the Councils' Draft Instalment Policy</u> . 60 days although for larger schemes CIL can be levied in phases. To address the approach to phased payments the Councils are publishing a draft Instalments Policy. The Councils are seeking views on a draft Instalment Policy which is set out in Appendix B.	Modification reflecting amended draft Instalment Policy in response to Draft Charging Schedule Consultation.

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Ref	Page / Paragraph	Section	Modification	Reason for Modification
SM4	3.1	Section 3	Christchurch Borough Council and East Dorset District Council will retain 5% of the CIL revenue to fund the administrative costs of the levy in accordance with the CIL Regulations. This includes 5% of the value of acquired land <u>and or infrastructure</u> acquired by virtue of land <u>and or infrastructure</u> payment.	Amendment to reflect Payment in Kind Policy which covers land and infrastructure.
SM5	4.6	Section 4	<p>Following consultation on the Preliminary Draft Charging Schedule PBA have updated</p> <p>the viability report which was is published alongside the Draft Charging Schedule. The updated</p> <p>report <u>incorporated</u> suggestions made by consultees from the preliminary draft consultation</p> <p>stage, and further refinements and updates made by PBA in the course of developing the</p> <p>project.</p>	Updated for clarity following further updates to the PBA viability work.
SM6	4.7	Section 4	<p>The most notable changes in the updated report were are as follows:</p> <ul style="list-style-type: none"> • Appendix 5 of the report <u>now included</u> an assessment of the impact on CIL charging assuming affordable housing provision at 35%. • On the residential appraisals, improvements have been were made to the way that interest is calculated, and then to the way that the available 	Updated for clarity following further updates to the PBA viability work.

Christchurch Borough Council and East Dorset District Council Draft Charging Schedules (Statement of Modifications)				
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			<p>developer surplus is applied to chargeable floorspace. This has resulted in some decrease in the theoretically available surplus.</p> <ul style="list-style-type: none"> Statements on profit assumptions on residential have been were clarified. Profit on cost is calculated at 20% which was not clarified in the original PBA viability report. 	
SM7	4.12	Section 4	<p><u>Following consultation on the Draft Charging Schedule PBA have further updated the viability report. The viability report addendum incorporates assessment of updated housing values and costs and should be read in conjunction with the East Dorset District Council and Christchurch Borough Council Community Infrastructure Levy Viability Testing Report (June 2013). The updated viability work incorporates assessment of Core Strategy affordable housing policy requirements at 40%. Additional viability work has also been undertaken for the Core Strategy strategic sites where SANG and 50% affordable housing is provided to assess their capacity for a CIL charge. PBA has also further assessed the viability of Extra Care Housing, Sheltered Housing and Housing for Vulnerable People.</u></p>	New paragraph inserted to set out additional viability testing undertaken by PBA following consultation on the Draft Charging Schedules.
FM2	4.13	Section 4	<p><u>In response to the Ministerial Statement on 28th November 2014 on revised affordable housing thresholds where affordable housing contributions should not be required on schemes for 10 or less residential units, PBA have further updated the viability report. This further addendum to the viability report incorporates re-run development viability appraisals on the assumption that no affordable housing is requires from these sites.</u></p>	A number of comments were received on the consultation on the Statement of Modifications (December 2014) in

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				respect of the Ministerial Statement on 28th November 2014 on revised affordable housing thresholds which lead to additional viability testing undertaken by PBA.
SM8	<u>4.132</u>	Section 4	<p>The study for both authority areas shows that care homes, residential and convenience retail development is sufficiently viable to pay CIL at the rates set out in the Draft Charging Schedules below. The PBA viability work concludes that with an assumed rate of 35 40% affordable housing many development scenarios retain a significant 'buffer'. The analysis shows that, in theory, a CIL charge of £ 100 70 per sqm is payable by all developments. However in some instances this safety margin is narrow. Scenario modelling as part of the CIL viability research confirmed that many developments would still be viable whilst providing significantly more than 30% or 35% affordable housing and meeting proposed CIL requirements.</p> <p><u>Viability work undertaken by PBA for the Core Strategy strategic sites concludes that with a CIL rate of £0 per sqm an affordable housing rate of up to 50% (Up to 35% Christchurch Urban Extension) can be delivered. The PBA viability work also concludes that Extra Care Housing and Housing for</u></p>	Viability conclusions have been updated following additional viability work undertaken by PBA following consultation on the Draft Charging Schedules.

Christchurch Borough Council and East Dorset District Council Draft Charging Schedules (Statement of Modifications)				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
			<u>Vulnerable People should be added to the Draft Charging Schedules at a rate of £40 per sqm.</u> It is therefore considered that the affordable housing target set out in Policy KS3 of the Submission Core Strategy is deliverable during the plan period.	
FM3	4.142.3	Section 4	<p>The study for both authority areas shows that care homes, residential and convenience retail development is sufficiently viable to pay CIL at the rates set out in the Draft Charging Schedules below. The PBA viability work concludes that with an assumed rate of 35- 40% affordable housing many development scenarios retain a significant 'buffer'. The analysis shows that, in theory, a CIL charge of £ 100- 70 per sqm is payable by all developments <u>all developments of more than 10 dwellings</u>. However in some instances this safety margin is narrow. Scenario modelling as part of the CIL viability research confirmed that many developments would still be viable whilst providing significantly more than 30% or 35% affordable housing and meeting proposed CIL requirements.</p> <p><u>Viability work undertaken by PBA for the Core Strategy strategic sites concludes that with a CIL rate of £0 per sqm an affordable housing rate of up to 50% (Up to 35% Christchurch Urban Extension) can be delivered. Further PBA viability work also concludes that a CIL charge of £150 per sqm is payable for all sites of 10 or less units (or less than 1000 sqm). The PBA viability work also concludes that Extra Care Housing and Housing for Vulnerable People should be added to the Draft Charging Schedules at a rate of £40 per sqm. It is therefore considered that the affordable housing target set out in Policy KS3 of the Submission Core Strategy is deliverable during the plan period.</u></p>	Viability conclusions have been updated following additional viability work undertaken by PBA following consultation on the Statement of Modifications in respect of the Government's change to affordable housing provision on small sites.

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SM9 / FM4	4.1 4 5	Section 4	Other forms of development that in principle could pay a CIL charge are set a £0 rate as they are currently unviable with CIL.	Updated paragraph numbering.	
SM10	5.2	Section 5	Christchurch Proposed CIL Rate	Following adoption of the Christchurch and East Dorset Core Strategy and in response to consultation on the Draft Charging Schedule, PBA have undertaken further viability work as an addendum to the June 2013 PBA report. This additional work has taken into account updated housing values and costs and affordable housing requirements of the Core Strategy at 40% for brownfield sites. PBA have also undertaken further	
			Development Type		Charge per sqm
			Residential		£100 £70
			<u>Residential on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Alternative Natural Green Space as mitigation for European sites:</u>		£0
			<u>Extra Care Housing and Housing for Vulnerable People (developments that comprise self-contained homes with design features and support services available to enable self – care and independent living).</u>	£40	

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			Hotels	£0	<p>viability work for the Christchurch and East Dorset New Neighbourhoods which has taken into account the cost of SANG delivery (the original viability work assumed SANGs as a CIL-able cost) and provision of affordable housing at 50%. Further assessment has also been undertaken regarding Extra Care Housing, Sheltered Housing and Housing for Vulnerable People.</p> <p>As a result of this work changes in the rates for residential development, strategic site</p>
			Care Homes	£40	
			Offices	£0	
			Light Industrial / Warehousing	£0	
			Convenience Retail	£110	
			Comparison Retail	£0	
			Public Service and Community Facilities	£0	
			Standard Charge (all other uses not covered)	£0	

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				residential development and Extra Care Housing and Housing for Vulnerable People are made as set out in this schedule.	
FM5	5.2	Section 5	Christchurch Proposed CIL Rate		Viability conclusions have been updated following additional viability work undertaken by PBA following consultation on the Statement of Modifications in respect of the Government's change to affordable housing provision on small sites.
			Development Type	Charge per sqm	
			Residential (<u>more than 10 units</u>)	£70	
			<u>Residential (10 units or less or less than 1000sqm floorspace)</u>	£150	
			Residential on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Alternative Natural Green Space as mitigation for European sites:	£0	

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SM11	5.2	Section 5	East Dorset Proposed CIL Rate	Following adoption of the Christchurch and East Dorset Core Strategy and in response to consultation on the Draft Charging Schedule, PBA have undertaken further viability work as an addendum to the June 2013 PBA report. This additional work has taken into account updated housing values and costs and affordable				
			Development Type		Charge per sqm			
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			<u>Residential on the following New Neighbourhood sites (allocated in the Core Strategy) which provide their own Suitable Alternative Natural Green Space as avoidance for European sites:</u> <ul style="list-style-type: none"> • <u>Cuthbury Allotments & St Margarets Hill (WMC5) – 220 dwellings</u> • <u>Cranborne Road, North Wimborne (WMC7) – 600 dwellings</u> • <u>South of Leigh Road (WMC8) – 350 dwellings</u> 	£0				

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Christchurch Borough Council and East Dorset District Council Draft Charging Schedules (Statement of Modifications)				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
SM12	8.3	Section 8	<p>Further Information</p> <p>For further information concerning this consultation and the next steps please contact</p> <p>the planning policy team on:</p> <p>01202 886201 <u>01202 795081</u> or;</p> <p>planningpolicy@christchurchandeastdorset.gov.uk</p>	Updated telephone contact number.

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
AM1	Page 21, Appendix A	Draft Regulation 123 List: Heathland Mitigation	<p>Infrastructure to be funded wholly or in part by CIL.</p> <ul style="list-style-type: none"> • Heathland mitigation schemes including SANGs • Strategic / Cross border projects e.g. Stour Valley. 	<p>Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or through planning condition.</p> <p><u>SANGs provision required to mitigate the impact of the following strategic sites:</u></p>	Amendment to the Regulation 123 list to reflect a zero rate of CIL for the strategic sites listed which will

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
			<ul style="list-style-type: none"> - • <u>Roeshot Hill / Christchurch Urban Extension (CN1) – 950 dwellings</u> • <u>Land South of Burton Village (CN2) – 45 dwellings</u> • <u>Cuthbury Allotments & St Margarets Hill (WMC5) – 220 dwellings</u> • <u>Cranborne Road, North Wimborne (WMC7) – 600 dwellings</u> • <u>South of Leigh Road (WMC8) – 350 dwellings</u> • <u>Lockyers School and Land North of Corfe Mullen (CM1) – 250 dwellings</u> • <u>Holmwood House New Neighbourhood (FWP3) 150 dwellings (Resolution to grant planning permission)</u> • <u>East of New Road, West Parley (FWP6) – 320 dwellings</u> • <u>West of New Road, West Parley (FWP7) – 150 dwellings</u> • <u>North Eastern Verwood New Neighbourhood (VTSW5)</u> • <u>North Western Verwood New Neighbourhood (VTSW4)– 230 dwellings</u> 	provide their own SANG secured through S106.

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
				<ul style="list-style-type: none"> • <u>Stone Lane, Wimborne (WMC6) – 90 dwellings</u> • Existing schemes identified in the Heathlands Interim Planning Framework. • S106 Agreements for management of SANGs in perpetuity (See maintenance section below) • Strategic Access Management and Monitoring which includes site wardening, education and measures to control harmful activities on the heathland. 	
AM2	Page 21, Appendix A	Draft Regulation 123 List: Open Space / Green Infrastructure / Recreation Provision	Infrastructure to be funded wholly or in part by CIL.	Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or through planning condition.	Amendment to the Regulation 123 list to reflect a zero rate of CIL for the strategic sites and allotment provision required in relation to specific sites set out in the Core Strategy
			<ul style="list-style-type: none"> • Strategic Open Space / Green Infrastructure provision required in relation to the needs of the wider area. • Proportion of open space provision over and above the needs of an individual development. • Formal recreation space including outdoor sports 	<ul style="list-style-type: none"> • Onsite open space / sport and recreation facilities provision required in relation to the needs of a development alone. • Green infrastructure initiatives relating to a specific development. • Site specific children's equipped and unequipped play space. <p><u>Replacement allotment provision in relation to the development of the following sites:</u></p>	

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
			<p>pitches, courts serving the needs of the wider area.</p> <ul style="list-style-type: none"> Allotments, Green corridors / networks. Swimming pools, indoor sports halls. Children's equipped and unequipped play space serving the needs of the wider area. 	<ul style="list-style-type: none"> <u>Roeshot Hill / Christchurch Urban Extension (CN1) – 950 dwellings</u> <u>Cuthbury Allotments & St Margarets Hill (WMC5) – 220 dwellings</u> <u>Lockyer's School and Land North of Corfe Mullen (CM1) 250 dwellings</u> <p><u>Onsite allotment provision for the new neighbourhoods allocated in the Core Strategy.</u></p>	to be secured through S106.
AM3	Page 21 / 22, Appendix A	Draft Regulation 123 List: Transport	<p>Infrastructure to be funded wholly or in part by CIL.</p>	<p>Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or through planning condition.</p>	List amended to remove the A31 Highways Agency scheme as the June 2014 CIL guidance states that the Highways Agency is responsible for the strategic road
			<p>Improvements to the A338:</p> <ul style="list-style-type: none"> Provision of concrete barriers. A338 Widening. A338 Bus service enhancements. Cycleway running parallel to A338 from Bournemouth towards Airport. 	<p>B3073 Improvements:</p> <ul style="list-style-type: none"> B3073 widening between Blackwater to Chapel Gate junctions. Blackwater junction additional deck. Chapel Gate Roundabout improvement. Parley Cross northern end of western link road and Christchurch Road junction. Parley Cross Eastern link road and junctions. 	

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
				<ul style="list-style-type: none"> • Cycleway from Parley Lane to Riverside Gate Business Park entrance adjacent to Matchams Lane). 	network, undertaking works that in terms of their scale and nature are not suitable for funding through receipts from the levy.
			<p>B3073 Improvements:</p> <ul style="list-style-type: none"> • Hurn Bridge / Roundabout Improvements (Phase 3). • Blackwater junction traffic signals. • B3073 bus service enhancements. • Parley Cross junction improvement. • Parley Cross Southern end of western link road and New Road junction. 		
			<ul style="list-style-type: none"> • Ferndown traffic management. • Public transport interchange improvements. • Bus service improvements <u>(excluding development specific provision)</u>. • Walking & Cycling improvements <u>(excluding</u> 	<ul style="list-style-type: none"> • <u>Wimborne junction improvements.</u> • <u>A348 Junction Improvements.</u> • <u>A35 Junction Improvements.</u> 	

Appendix A The Christchurch and East Dorset Councils Draft Regulation 123 List					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
			<p><u>development specific provision).</u></p> <ul style="list-style-type: none"> • <u>A31 (T) Strategic network upgrade</u> 		
AM4	Page 23, Appendix A	Draft Regulation 123 List: Education	<p>Infrastructure to be funded wholly or in part by CIL.</p>	<p>Infrastructure and other items to be funded through S106 Obligations; S278 of the Highways Act; other legislation or through planning condition.</p>	Amendment to the Regulation 123 list to reflect a zero rate of CIL for the strategic sites listed and sites that will provide a school to be secured through S106.
			<ul style="list-style-type: none"> • Provision for which the Local Education Authority has a statutory responsibility including early years, primary and secondary. 	<p><u>Schools to be provided by the following strategic sites:</u></p> <ul style="list-style-type: none"> • <u>Cranborne Road, North Wimborne (WMC7) – 600 dwellings</u> • <u>South of Leigh Road (WMC8) – 350 dwellings</u> 	

Appendix B Christchurch and East Dorset Councils Draft CIL Payments Instalment Policy				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
AM5	Page 25, Appendix B	Draft CIL Payments Instalment Policy	<p>It is important to consider developer cashflow. It is therefore suggested that CIL payments could be allowed to delay payments for up to 365 <u>720</u> days from commencement in the expectation that this will improve the development economics of their schemes. The benefits to delivery would outweigh the fact that local authority receipts will be delayed.</p> <p><u>This will also create a simple collection process, with a low number of instalments and will aid the efficiency of the collection process.</u></p>	<p>Amendments made following responses to the Draft Charging Schedule consultation and in response to cash flow issues for smaller sites coming forward in Christchurch and East Dorset. Revised Instalment Policy as advised by PBA.</p>

Appendix B Christchurch and East Dorset Councils Draft CIL Payments Instalment Policy						
Ref	Page / Paragraph	Section	Modification			Reason for Modification
AM6	Page 25, Appendix B	Draft CIL Payments Instalment Policy	Total amount of CIL liability	Number of instalments	Payment period and amounts	Amendments made following responses to the Draft Charging Schedule consultation and in response to cash flow issues for smaller sites coming forward in Christchurch and East Dorset. Revised Instalment Policy as advised by PBA.
			<p>Any amount less than £250,000</p> <p>=</p> <p>=</p> <p><u>Up to £75,000</u></p>	<p>No instalments.</p> <p>=</p> <p>=</p> <p><u>Two instalments</u></p>	<p>Total amount payable within 180 days of commencement.</p> <p>=</p> <p><u>1st instalment – 25% payable by 60 days from commencement</u></p> <p>-</p> <p><u>2nd instalment – 75% payable from 360 days from commencement</u></p>	
			<p>£250,000 to £500,000</p> <p>=</p> <p><u>Greater than £75,000</u></p>	<p>Two instalments.</p> <p>=</p> <p><u>Four instalments.</u></p>	<p>£250,000 payable within 180 days of commencement.</p> <p>=</p> <p><u>Balance payable within 240 days of commencement.</u></p>	

Appendix B Christchurch and East Dorset Councils Draft CIL Payments Instalment Policy					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
				<p>-</p> <p><u>1st instalment – 20% payable by 60 days from commencement.</u></p> <p>-</p> <p><u>2nd instalment – 20% payable by 360 days from commencement.</u></p> <p>-</p> <p><u>3rd instalment – 30% payable by 540 days from commencement.</u></p> <p>-</p> <p><u>4th instalment – 30% payable by 720 days from commencement.</u></p>	
			<u>Above £500,000</u>	<u>Three instalments.</u>	<u>£250,000 payable within 180 days of commencement</u>

Appendix B Christchurch and East Dorset Councils Draft CIL Payments Instalment Policy					
Ref	Page / Paragraph	Section	Modification		Reason for Modification
				<p style="text-align: center;">:</p> <p style="text-align: center;">£500,000 payable within 240 days of commencement.</p> <p style="text-align: center;">:</p> <p style="text-align: center;">Balance payable within 365 days of commencement.</p>	
			<p><u>Notes:</u></p> <p>-</p> <p><u>1. Where an outline planning permission permits development to be implemented in phases, each phase of the development is a separate chargeable development and will be collected in accordance with the Instalment Policy.</u></p> <p>-</p> <p><u>2. Nothing in this Instalment Policy prevents the person with assumed liability to pay CIL, to pay the outstanding CIL (in whole or in part) in advance of the instalment period set out in this policy.</u></p> <p>-</p>		

Appendix D The Funding Gap and CIL Target				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
AM7	Page 28	Projected CIL Income / CIL Funding Gap	<i>Please see table 2.1 at the end of this section</i>	Adjusted CIL projected income following changes to the Draft Charging Schedules.
FM7	Page 28	Projected CIL Income/ CIL Funding Gap	<i><u>Please see table 2.2 at the end of this section</u></i>	Adjusted CIL projected income following changes to the Draft Charging Schedules set out in the Further Modifications above.
AM8	Page 29	Projected CIL Income / CIL Funding Gap	The projected CIL income over the period 2015 - 2028 is £13,674,032 £35,504,669 and the infrastructure funding gap from infrastructure identified in the Core Strategy IDP (where costs have been identified) is £319,469,296.	Paragraph updated to reflect change in projected CIL income

Appendix D The Funding Gap and CIL Target				
Ref	Page / Paragraph	Section	Modification	Reason for Modification
				following amendments to the Draft Charging Schedules in Christchurch and east Dorset.
FM8	Page 29	Projected CIL Income/ CIL Funding Gap	The projected CIL income over the period 2015 - 2028 is <u>£22,498,582</u> £13,674,032 £35,504,669 and the infrastructure funding gap from infrastructure identified in the Core Strategy IDP (where costs have been identified) is £319,469,296.	Paragraph updated to reflect change in projected CIL income following further amendments to the Draft Charging Schedules in Christchurch and east Dorset.

Appendix D The Funding Gap and CIL Target								
Ref	Page / Paragraph	Section	Modification					Reason for Modification
AM9	Page 34	Education Infrastructure	Education Infrastructure	Estimated Cost	Secured Funding	Funding Gap	Eligible for CIL / S106	Amendment following changes to the Draft Charging Schedule and a zero rate for the Core Strategy New Neighbourhood sites and amendment to the Regulation 123 list.
			Relocate and extend the new Wimborne First School to 3FE to cater for development on west side of Wimborne (EDDC).	£5,368,509	£0	£5,368,509	£0 S106	
			<u>First School provided as part of Policy WMC7</u>	<u>To be confirmed</u>	<u>£0</u>	<u>To be confirmed</u>	<u>S106</u>	
			<u>First School provided as part of Policy WMC8</u>	<u>To be confirmed</u>	<u>£0</u>	<u>To be confirmed</u>	<u>S106</u>	
AM10	Page 35	Community Buildings	Community Building Infrastructure	Estimated Cost	Secured Funding	Funding Gap	Eligible for CIL / S106	Amendment following changes to the Draft Charging

Appendix D The Funding Gap and CIL Target								
Ref	Page / Paragraph	Section	Modification					Reason for Modification
			Burton Village Hall	To be confirmed	To be confirmed	To be confirmed	CIL S106	Schedule and a zero rate for the Core Strategy New Neighbourhood sites and amendment to the Regulation 123 list.
AM11	Page 35	Heathland Mitigation	<p>The Core Strategy IDP identifies SANG provision for the Christchurch and East Dorset New Neighbourhoods and heathland mitigation schemes to be delivered through the Dorset Heathlands Supplementary Planning Document. The Councils' draft Regulation 123 list sets out heathland mitigation that will be eligible to be funded wholly or in part by CIL and mitigation that will be funded through S106 agreements. The 123 list sets out that heathland mitigation schemes, including SANGs and strategic cross border mitigation projects will be eligible for CIL.</p> <p><u>SANGs provided by the Core Strategy New Neighbourhoods will delivered through S106.</u> Existing mitigation schemes identified in the Dorset Heathlands Planning Framework 2012 - 2014 will be delivered through S106 agreements. Also S106 agreements will be used to secure the management of site specific SANGs in perpetuity.</p>					Amendment following changes to the Draft Charging Schedule and a zero rate for the Core Strategy New Neighbourhood sites and amendment to the Regulation 123 list. This reflects that the Core Strategy

Appendix D The Funding Gap and CIL Target								
Ref	Page / Paragraph	Section	Modification					Reason for Modification
								New Neighbourhood sites will provide their own SANG to be secured through S106.
AM12	Page 36	Heathland Mitigation	Heathland Mitigation Infrastructure	Estimated Cost	Secured Funding	Funding Gap	Eligible for CIL / S106	Amendment following changes to the Draft Charging Schedule and a zero rate for the Core Strategy New Neighbourhood sites and amendment to the Regulation 123 list. This reflects that the Core Strategy New Neighbourhood
			New Neighbourhood SANGS (capital delivery cost)	To be confirmed	To be confirmed	To be confirmed	CIL S106	
			<u>Dorset Heathlands Planning Framework SPD (2015)</u>	To be confirmed	To be confirmed	To be confirmed	S106	

Appendix D The Funding Gap and CIL Target								
Ref	Page / Paragraph	Section	Modification					Reason for Modification
								<p>sites will provide their own SANG to be secured through S106.</p> <p>The revised Heathland SPD will only deal with Strategic Access Management and Monitoring to be secured by S106.</p>

Modification reference AM7 - Update to table on page 28

Year	Core Strategy Target	Less Affordable Housing @ 35%	Core Strategy Target - Strategic Sites	Less schemes under £100sqm net increase (nominal 5%)	Sqm per House	Total Sqm	CIL @ £70 per sqm	5% Admin Fees	CIL less Admin fees	Dwellings subject to 15% meaningful allowance	15% meaningful allowance for Parish and Town Councils (capped at £100 a dwelling)	Funds Available
<u>2015/16</u>	<u>761</u>	<u>495</u>	<u>258</u>	<u>245</u>	<u>78.5</u>	<u>19,233</u>	<u>£1,346,310</u>	<u>£67,315.5</u>	<u>£1,278,994.5</u>	<u>245</u>	<u>£24,583</u>	<u>£1,254,411.5</u>
<u>2016/17</u>	<u>903</u>	<u>587</u>	<u>242</u>	<u>230</u>	<u>78.5</u>	<u>18,055</u>	<u>£1,263,850</u>	<u>£63,192.5</u>	<u>£1,200,657.5</u>	<u>230</u>	<u>£37,580</u>	<u>£1,163,077.5</u>
<u>2017/18</u>	<u>860</u>	<u>559</u>	<u>234</u>	<u>222</u>	<u>78.5</u>	<u>17,427</u>	<u>£1,219,890</u>	<u>£60,994.5</u>	<u>£1,158,895.5</u>	<u>222</u>	<u>£43,946</u>	<u>£1,114,949.5</u>
<u>2018/19</u>	<u>581</u>	<u>378</u>	<u>245</u>	<u>233</u>	<u>78.5</u>	<u>18,291</u>	<u>£1,280,370</u>	<u>£64,018.5</u>	<u>£1,216,351.5</u>	<u>233</u>	<u>£40,976</u>	<u>£1,175,375.5</u>
<u>2019/20</u>	<u>581</u>	<u>378</u>	<u>245</u>	<u>233</u>	<u>78.5</u>	<u>18,291</u>	<u>£1,280,370</u>	<u>£64,018.5</u>	<u>£1,216,351.5</u>	<u>233</u>	<u>£19,734</u>	<u>£1,196,617.5</u>
<u>2020/21</u>	<u>571</u>	<u>371</u>	<u>205</u>	<u>195</u>	<u>78.5</u>	<u>15,308</u>	<u>£1,071,560</u>	<u>£53,578</u>	<u>£1,017,982</u>	<u>195</u>	<u>£19,734</u>	<u>£998,248</u>
<u>2021/22</u>	<u>571</u>	<u>371</u>	<u>205</u>	<u>195</u>	<u>78.5</u>	<u>15,308</u>	<u>£1,071,560</u>	<u>£53,578</u>	<u>£1,017,982</u>	<u>195</u>	<u>£19,734</u>	<u>£998,248</u>
<u>2022/23</u>	<u>521</u>	<u>339</u>	<u>206</u>	<u>196</u>	<u>78.5</u>	<u>15,386</u>	<u>£1,077,020</u>	<u>£53,851</u>	<u>£1,023,169</u>	<u>196</u>	<u>£19,734</u>	<u>£1,003,435</u>
<u>2023/24</u>	<u>521</u>	<u>339</u>	<u>206</u>	<u>196</u>	<u>78.5</u>	<u>15,386</u>	<u>£1,077,020</u>	<u>£53,851</u>	<u>£1,023,169</u>	<u>196</u>	<u>£19,734</u>	<u>£1,003,435</u>
<u>2024/25</u>	<u>471</u>	<u>306</u>	<u>173</u>	<u>164</u>	<u>78.5</u>	<u>12,874</u>	<u>£901,180</u>	<u>£45,059</u>	<u>£856,121</u>	<u>164</u>	<u>£19,734</u>	<u>£836,387</u>
<u>2025/26</u>	<u>431</u>	<u>280</u>	<u>179</u>	<u>170</u>	<u>78.5</u>	<u>13,345</u>	<u>£934,150</u>	<u>£46,707.5</u>	<u>£887,442.5</u>	<u>170</u>	<u>£19,734</u>	<u>£867,708.5</u>
<u>2026/27</u>	<u>431</u>	<u>280</u>	<u>212</u>	<u>201</u>	<u>78.5</u>	<u>15,779</u>	<u>£1,104,530</u>	<u>£55,226.5</u>	<u>£1,049,303.5</u>	<u>201</u>	<u>£19,234</u>	<u>£1,030,069.5</u>
<u>2027/28</u>	<u>431</u>	<u>280</u>	<u>212</u>	<u>201</u>	<u>78.5</u>	<u>15,779</u>	<u>£1,104,530</u>	<u>£55,226.5</u>	<u>£1,049,303.5</u>	<u>201</u>	<u>£17,234</u>	<u>£1,032,069.5</u>
Totals	7,634	4,963	2,822	2,681	-	210,462	£14,732,340	£736,617	£13,995,723	2681	£321,691	£13,674,032

Table 2.1

Modification reference FM8 - Update to table on page 28

	Core Strategy Target	Less affordable housing @ 35%	Strategic Sites (-35% affordable housing)	CS Target - Strategic Sites	Less schemes under £10sqm net increase (nominal 5%)	45% of schemes under £10sqm (£70 rate)	55% of schemes under £10sqm (£150 rate)	Sqm per House	Total Sqm (45%)	CIL @ £70 per sqm (45%)	5% Admin Fees (45%)	CIL less Admin fees (45%)	Total Sqm (55%)	CIL @ £70 per sqm (55%)	5% Admin Fees (55%)	CIL less Admin fees (55%)	Total CIL less Admin Fees (45% and 55% added together)	Dwellings subject to 15% meaningful allowance	15% meaningful allowance for Parish and Town Councils (capped at £100 a dwelling)	Final Funds Available
15/16	761	495	237	258	245	110	135	78.5	8,635	£604,450	£30,223	£574,228	10,598	£1,589,700	£79,485	£1,510,215	£2,084,443	245	£24,583	£2,059,860
16/17	903	587	345	242	230	104	127	78.5	8,164	£571,480	£28,574	£542,906	9,970	£1,495,500	£74,775	£1,420,725	£1,963,631	230	£37,580	£1,926,051
17/18	860	559	325	234	222	100	122	78.5	7,850	£549,500	£27,475	£522,025	9,577	£1,436,550	£71,828	£1,364,722	£1,886,747	222	£43,946	£1,842,801
18/19	581	378	133	245	233	105	128	78.5	8,243	£577,010	£28,851	£548,160	10,048	£1,507,200	£73,360	£1,433,840	£1,982,000	233	£40,976	£1,941,024
19/20	581	378	133	245	233	105	128	78.5	8,243	£577,010	£28,851	£548,160	10,048	£1,507,200	£73,360	£1,433,840	£1,982,000	233	£19,734	£1,962,266
20/21	571	371	166	205	195	88	107	78.5	6,908	£483,560	£24,178	£459,382	8,400	£1,260,000	£63,000	£1,197,000	£1,656,382	195	£19,734	£1,636,648
21/22	571	371	166	205	195	88	107	78.5	6,908	£483,560	£24,178	£459,382	8,400	£1,260,000	£63,000	£1,197,000	£1,656,382	195	£19,734	£1,636,648
22/23	521	339	133	206	196	88	108	78.5	6,908	£483,560	£24,178	£459,382	8,478	£1,271,700	£63,585	£1,208,115	£1,667,497	196	£19,734	£1,647,763
23/24	521	339	133	206	196	88	108	78.5	6,908	£483,560	£24,178	£459,382	8,478	£1,271,700	£63,585	£1,208,115	£1,667,497	196	£19,734	£1,647,763
24/25	471	306	133	173	164	74	90	78.5	5,809	£406,630	£20,332	£386,299	7,065	£1,059,750	£52,988	£1,006,762	£1,393,061	164	£19,734	£1,373,327
25/26	431	280	101	179	170	77	94	78.5	6,045	£423,150	£21,158	£401,993	7,379	£1,106,850	£55,343	£1,051,507	£1,453,500	170	£19,734	£1,433,766
26/27	431	280	68	212	201	90	111	78.5	7,065	£494,550	£24,728	£469,823	8,714	£1,307,100	£63,355	£1,243,745	£1,713,568	201	£19,234	£1,694,334
27/28	431	280	68	212	201	90	111	78.5	7,065	£494,550	£24,728	£469,823	8,714	£1,307,100	£63,355	£1,243,745	£1,713,568	201	£17,234	£1,696,334
Totals	7,634	4,963	2,141	2,822	2,681	1,207	1,476	-	94,751	£6,632,570	£331,629	£6,300,942	115,869	£17,390,350	£861,019	£16,519,331	£22,820,273	2,681	£321,691	£22,498,582

Table 2.2