



Planning Policy Team
Christchurch and East Dorset Councils
Furzehill
Wimborne
Dorset
BH21 4HN

Date: 6 January 2016

Our Ref: SL M5/0103-17
M4/0514-19

Your Ref:

By email only:

planningpolicy@christchurchandeastdorset.gov.uk

Dear Sir or Madam

RE: CONSULTATION ON REVISED PRELIMINARY DRAFT CHARGING SCHEDULE

We represent the **South West HARP Planning Consortium** which includes all the leading Housing Association Registered Providers (HARPs) across the South West. Our clients' principal concern is to optimise the provision of affordable housing and to ensure the evolution and preparation of consistent policies that help deliver the wider economic and social outcomes needed throughout the region. As significant developers and investors in local people, HARPs are well placed to contribute to local plan objectives and act as long term partners in the community.

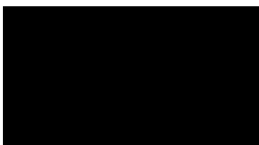
RDCS 17 – Monitoring and Review

Following our comments from November 2015 (Reference numbers M5/0103-16 and M4/0514-18), we support the amendments to the first criterion of Section 6.2, which now sets a CIL review requirement if housing delivery *"falls by 20% of expected figures at the end of any 3 year rolling programme or rises more than the 20% above"*.

We also support the intention of the amendments made at the third criterion, following our comments in November 2015. However for the purposes of clarity, we ask what the Council means within its definition of *"significant impact"* within the context of changing property prices. This may be most suitable through an appropriately calculated percentage increase and decrease in prices and costs.

We would like to be consulted on further stages of the CIL DCS and other publications by the Joint Authorities, by email only to consultation@tetlow-king.co.uk. Please ensure that the **South West HARP Planning Consortium** is retained on the LDF database, with **Tetlow King Planning** listed as their agents.

Yours faithfully



SEAN LEWIS MPlan
ASSISTANT PLANNER
For and On Behalf Of
TETLOW KING PLANNING

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CC: Aster Group
Guinness Partnership
Spectrum Housing Group
Stonewater Limited

Katherine Blatchford – Housing Department
Shelley Hayes – Housing Department
Tim Davis – Housing Department
Bryony Stevens – Housing Department