

## Statement of Further Modifications to the Purbeck Community Infrastructure Levy Draft Charging Schedule Regulation 19 (1)(d)

1. The Purbeck Community Infrastructure Levy (CIL) Draft Charging Schedule was published for public consultation between 22<sup>nd</sup> October and 3<sup>rd</sup> December 2017 in accordance with Regulation 16 of the CIL Regulations 2010 (as amended).  
The Council submitted its Charging Schedule for Examination on 28 January 2019. On this date, a Statement of Modifications to the CIL Draft Charging Schedule was also published, setting out the modifications which former Purbeck District Council had made to its Draft Charging Schedule since it was published for consultation. Comments received were forwarded to the Examiner. The Council considers the modifications to be minor, clarifying existing information or explaining the process once the schedule is agreed.
2. A copy of this Statement of Further Modifications, a clean version of the Schedule incorporating both sets of modifications and the Dorset Council CIL Viability - Extra Care Addendum has been sent to consultation bodies that were invited to make representations under Regulation 16, and is published on the Council website.
3. Anyone wishing to comment on the statement of further modifications may ask to be heard by the examiner, within four weeks of the Statement of Modifications being published and the Charging Schedule being submitted to the examiner. Anyone wishing to be heard should give details where appropriate; for example, whether they support or oppose the modification and why. Further information in relation to the Charging Schedule and Examination is available on the Council's website at [www.dorsetforyou.gov.uk/cil-review.aspx](http://www.dorsetforyou.gov.uk/cil-review.aspx)
4. Please note that the right to be heard at this stage applies only to the Statement of Further Modifications and the additional evidence; comments received cannot be treated as confidential. Comments and requests to be heard by the Examiner in relation to the Statement of Further Modifications must be made in writing within 4 weeks of the date of submission – by **11.45pm on 11 December 2020** and sent:  
**by email to:** [planningpolicy@dorsetcouncil.gov.uk](mailto:planningpolicy@dorsetcouncil.gov.uk), or  
**by post to:** Planning Policy, Dorset Council, South Walks House, South Walks, Dorchester, DT1 1UZ

Modification number	Document reference	Modification: <u>Additional wording - bold and underlined</u> , <del>deletions – scored through</del> ; <u>italics and underlined indicates change from modifications consultation.</u>	Reason	Effect / Action
CIL 20 - 01	Page 1 What is the Community	CIL is a tariff-based approach which allows councils to raise funds from developers undertaking new building projects in their area to	Revised CIL Regulations removed the requirement for a Regulation 123	Update CIL Charging Schedule

	Infrastructure Levy (CIL)	provide key strategic infrastructure needed as a result of development. <del>The Council's priorities for spending these monies are set out at the end of this document.</del> Further information on CIL, including the <del>earlier Preliminary Draft CIL Charging Schedule</del> <b><u>the previous schedule drafts and statement of modifications</u></b> , consultation feedback, evidence of viability testing and the infrastructure plan can be found online.			listing the Council's priorities for spending CIL money. The proposed modification updates and reflects the consultation stage we are now at.																					
CIL 20 - 02	Lines 1-4 and 16-17 of charging schedule table deleted	<table border="1"> <thead> <tr> <th>Development</th> <th>Class</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td><del>Convenience based supermarkets and superstores and retail warehousing (net retail selling space of over 280 sq metres)</del></td> <td>A1</td> <td>£100</td> </tr> <tr> <td>Research &amp; Development</td> <td>B1 (b)</td> <td>Nil</td> </tr> <tr> <td>Offices</td> <td>B1(a)</td> <td>Nil</td> </tr> <tr> <td>Light Industrial</td> <td>B1 (c)</td> <td>Nil</td> </tr> <tr> <td>Non Residential Institutions</td> <td>D1</td> <td>Nil</td> </tr> <tr> <td>Assembly &amp; Leisure</td> <td>D2</td> <td>Nil</td> </tr> </tbody> </table>	Development	Class	Charge	<del>Convenience based supermarkets and superstores and retail warehousing (net retail selling space of over 280 sq metres)</del>	A1	£100	Research & Development	B1 (b)	Nil	Offices	B1(a)	Nil	Light Industrial	B1 (c)	Nil	Non Residential Institutions	D1	Nil	Assembly & Leisure	D2	Nil		Planning Uses A1, B1 and D no longer exist.	Update CIL Charging Schedule to reflect current use class orders.
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CIL 20 - 03	Insert at end of the charging schedule table.	<table border="1"> <tbody> <tr> <td><b><u>Convenience based supermarkets<sup>1</sup> and superstores and retail warehousing<sup>2</sup> (net retail selling space of over 280 sq metres)</u></b></td> <td><b><u>E(a)</u></b></td> <td><b><u>£100</u></b></td> </tr> <tr> <td><b><u>All other commercial, business or service</u></b></td> <td><b><u>E(a)-(f)</u></b></td> <td><b><u>Nil</u></b></td> </tr> </tbody> </table>	<b><u>Convenience based supermarkets<sup>1</sup> and superstores and retail warehousing<sup>2</sup> (net retail selling space of over 280 sq metres)</u></b>	<b><u>E(a)</u></b>	<b><u>£100</u></b>	<b><u>All other commercial, business or service</u></b>	<b><u>E(a)-(f)</u></b>	<b><u>Nil</u></b>		Insert new planning use classes at end of schedule. Large retail now falls into new planning use class E(a). Other retail, previously B1, D1 and D2 uses have been re-organised into the	Update CIL Charging Schedule to reflect current use class orders.															
<b><u>Convenience based supermarkets<sup>1</sup> and superstores and retail warehousing<sup>2</sup> (net retail selling space of over 280 sq metres)</u></b>	<b><u>E(a)</u></b>	<b><u>£100</u></b>																								
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<sup>1</sup> Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floor space as part of the overall mix of the unit.

<sup>2</sup> Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

		<u>Local community and learning</u>	<u>F1 &amp; F2</u>	<u>Nil</u>	planning use classes E and F.	
CIL 20 - 04	Residential section of schedule	Development	Class	Charge	To clarify the Council will apply a reduced CIL rate on all sites of 50 or more, allocated or not, as they are expected to provide site specific heathland and nitrate mitigation.  The part of the schedule related to residential development has been re-ordered to cluster housing sub-markets rather than type of development, e.g. size of allocation or windfall.	Update schedule
		Residential windfall and small sites <u>development of less than 50 homes in Swanage &amp; the Coast</u>	C3/4	£180		
		<u>In Swanage and the Coast development of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</u>	<u>C3/4</u>	<u>£30</u>		
		Residential windfall and small sites Wareham & Purbeck Rural Fringe	C3/4	£100		
		<u>In Wareham and the Purbeck Fringe</u> Other allocated residential sites <u>and sites not allocated in this plan of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</u>	C3/4	£20		
		Allocated residential sites Wareham & Purbeck Rural Fringe (200 or more dwellings)	C3/4	Nil		
		Residential windfall and small sites Purbeck Rural Centre and Upton	C3/4	£50		

		<p><b>In Purbeck Centre and Upton</b> Other allocated residential sites and sites not allocated in this plan of 50 dwellings or more, where site specific heathland mitigation and nitrate mitigation is secured through S106 agreements.</p> <p><del>Purbeck Rural Centre and Upton (less than 200 dwellings)</del></p>	C3/4	£10					
		<p>Allocated residential sites Purbeck Rural Centre and Upton (200 or more dwellings)</p>	C3/4	Nil					
CIL 20 - 06	Inserted into charging schedule table after other residential use classes.	<table border="1"> <tr> <td><b>Extra care housing</b></td> <td><b>C3</b></td> <td><b>Nil</b></td> </tr> </table>	<b>Extra care housing</b>	<b>C3</b>	<b>Nil</b>			Updated reflecting new viability sensitivity testing around the provision of extra care housing.	Update draft CIL Charging Schedule
<b>Extra care housing</b>	<b>C3</b>	<b>Nil</b>							
CIL 20 - 07	Regulation 123 List	<p><del><b>Proposed Priorities for CIL Funding (Regulation 123 List) 2018</b></del></p> <p><del>Money collected via planning obligations (usually through a Section 106 agreement) cannot be used to fund projects that CIL money is spent on. This is to ensure that there is no duplication between infrastructure or funds secured through Section 106 agreements and CIL receipts. In order to make this transparent, the Council must publish a list of infrastructure that may be funded from CIL. The list below sets out those infrastructure projects the Council intends will be, or may be, wholly or partly</del></p>			New CIL Regulations replaced the requirement for a Regulation 123 list with an Annual Infrastructure Funding Statement.	Update draft CIL Charging Schedule			

funded by CIL. Development contributions to the projects listed below will only be sought in accordance with CIL Regulations.  
The Council will review this list at least once a year, as part of its role in monitoring the collection and spending of CIL.

**Infrastructure projects to be funded at least in part by the CIL:**

- Heathland Mitigation – this is essential to enable residential development to come forward without causing harm to protected heathland, and will include:
  - Strategic visitor access management, wardening, education, and monitoring;
  - Visitor access management requirements identified in Habitats Regulations Assessments not associated with a site that is required to provide its own mitigation.
- Nitrogen mitigation projects for infill and windfall development. Site allocations/settlement extensions are expected to be nitrogen neutral.
- Mitigation for the recreational impact on Poole Harbour Special Protection Area of developments as set out in the Poole Harbour Recreation Supplementary Planning Document.
- Swanage to Wareham Rail Reconnection – the Council is committed to finding funding towards the reconnection which is part of the Purbeck Transportation Strategy.

		<p>The Council will update the infrastructure plan regularly. Projects addressing Habitats Regulations requirements will be prioritised for funding, followed by repayment of the loan to kick start the Swanage to Wareham Rail Connection. Other projects will be considered as funds become available.</p>		
CIL 20 - 07		<p><b><u>Annual Infrastructure Statement</u></b>  <b><u>Expenditure of funds secured through CIL and Section 106 Agreements and infrastructure secured directly through Section 106 Agreements will be reported annually in the Infrastructure Funding Statement .</u></b></p>	<p>New CIL Regulations replaced the requirement for a Regulation 123 list with an Annual Infrastructure Funding Statement.</p>	<p>Update draft CIL Charging Schedule</p>