

Rother District Council - Schedule of Proposed Modifications to the Draft CIL Charging Schedule

19th June 2015

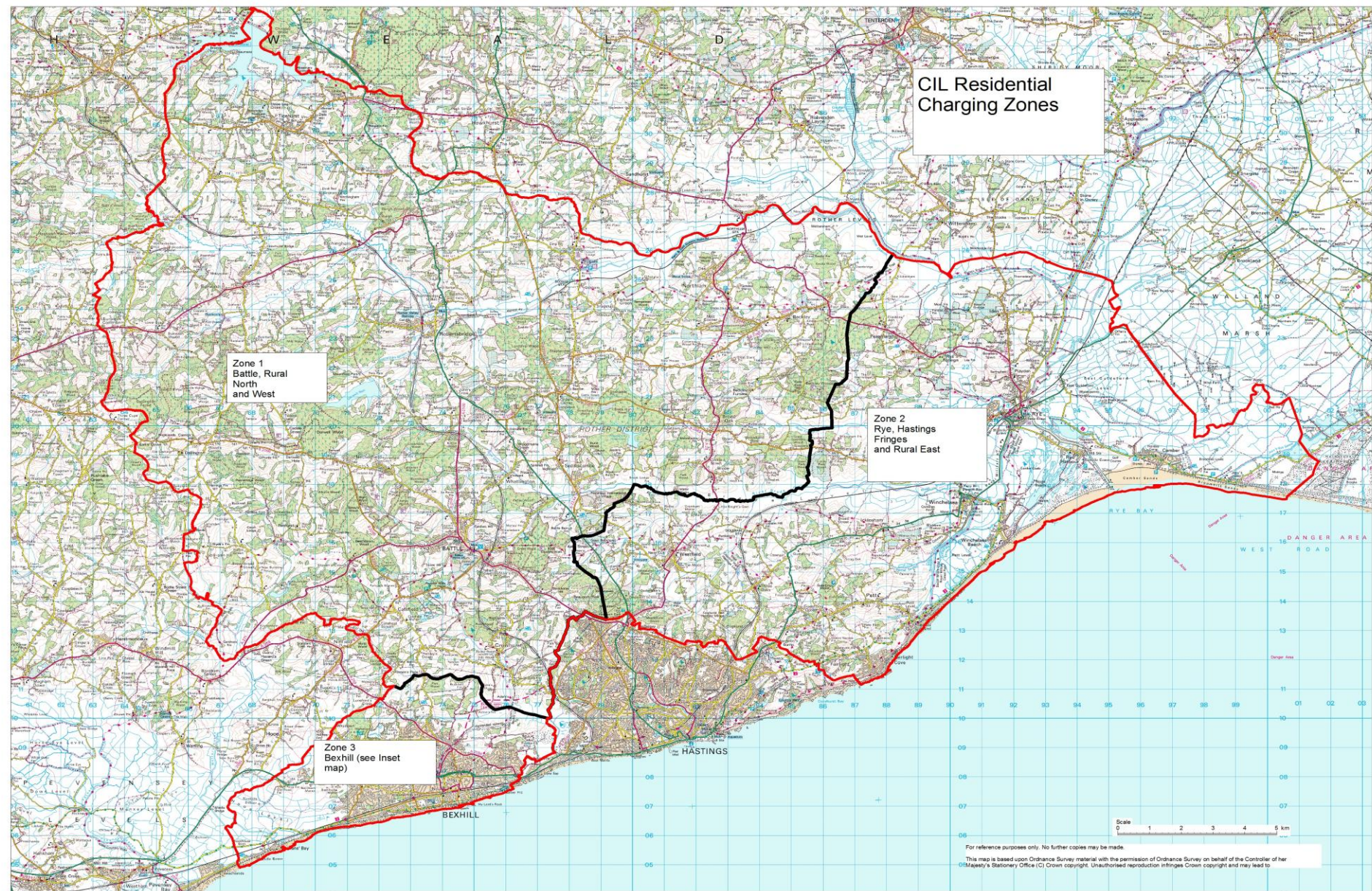
This Schedule shows the proposed modifications to the 'Community Infrastructure Draft CIL Charging Schedule and Regulation 123 List' document. They appear in page order, and each has a unique reference number. Text that is proposed to be deleted is preceded by **[Delete]** and shown in **red text**. New text is preceded by **[Insert]** and shown in **green text**. Please note the Contents page and paragraph numbers will be altered in the final version of the document to accommodate the amendments.

Ref No.	Page No. and Paragraph (DCS)	Proposed Modifications	Reason for Modification
Mod 1	Page 4, 5	[Delete] all text relating to the section 'How to comment on this document'	In the final approved version this section will not be required.
Mod 2	Page 6, 7 and 8 Para. 3 – 8	[Delete] Paragraphs 3 to 8	In the final approved version paragraphs 3-8 will not be required.
Mod 3	Page 6	At the end of Paragraph 2 [Insert] '15% of CIL receipts are passed directly to those Parish and Town Councils where development has taken place. This rises to 25% if a Neighbourhood Plan is in place'.	To clarify the Council's position.
Mod 4	Page 8, Para. 9	Amend paragraph 9 to read: 'The CIL rate in each CIL zone is shown in Table 1.'	To remove references to the 'proposed' rate and to omit references to the consultation stage.
Mod 5	Page 8, Table 1.	[Delete] 'Proposed Residential' from the title of Table 1	For clarification and to reflect the table contents which includes rates for non-residential development.
Mod 6	Page 8, Table 1.	In the top banner of Table 1 following 'Residential Zones' insert '(see the CIL Residential Charging Zones Map)'	For clarification.
Mod 7	Page 8, Table 1.	In the top banner of Table 1 following the title 'CIL Rate' [Insert] ' (£ per sq. m)'	For clarification.
Mod 8	Page 8, Table 1.	[Delete] 'per sq. m' from the 'CIL Rate' column in relation to non-residential development in Table 1.	For clarification and to avoid repetition.
Mod 9	Page 8, Table 1.	For clarification the Council will insert a footnote to Table 1 in the Draft Charging Schedule (CIL/CD/001) Page 8 stipulating definitions of brownfield land. [Insert footnote] definition of brownfield land as stipulated in Annex 2 of the National Planning Practice Framework to define brownfield land. [Insert] new paragraph after Table 1 to read: For schemes that comprises of both greenfield and brownfield parts whichever is the predominant land use the charge should be set on that basis. In the event that an urban site in Bexhill is partly	Reason for Modification: The Council recognises that there could be occasions where a residential site in the built-up area of Bexhill may be partly greenfield and partly brownfield. The same may be true of extra care housing schemes in the district. The most likely situations where this may occur are where existing dwelling(s) is(are) demolished and a new scheme proposed on its site, or where a building of any description is being demolished to provide access to a site. A residential property would have a high existing use value, a commercial building may be less so. While the local plan does not rely on such developments, in line with

		brownfield and partly greenfield, it will be treated as wholly brownfield if that element is at least 20% of the site; otherwise, it will be classed as greenfield. The same definition will be applied to extra care schemes on part brownfield/part greenfield sites.'	advice from PBA purely on viability implications, it is proposed that a site would be classed as brownfield if at least 20% was brownfield. This would be consistent with the brownfield and greenfield rates for Bexhill, where it can be seen that the former is £50, which is 22% of the combined rate of £220 (i.e. £50 + £170) for both types of site.
Mod 10	Page 8 Table 1	Amend the CIL Rate for Retirement Homes in Battle, Rural North & West from £200p sq.m to £140p sq.m In Table 1 under the Zone 1 heading 'Battle, Rural North and West' [insert] 'Retirement Homes' and [insert] £140 p sq.m in the adjacent CIL Rate column.	To unduly not put this type of development at risk and to allow for a suitable buffer for retirement developments in Zone 1.
Mod 11	Page 8, Table 1	Remove from Table 1 CIL Charging Zones and Rates: [delete] retirement housing - greenfield [delete] retirement housing – brownfield [Insert] 'In Zone 2 and 3 Residential Development includes Retirement Homes as dwellings.' as a footnote to the banner heading 'Residential Zones' in 'Table 1 CIL Charging Zones and Rates'.	For clarification in Table 1: CIL Charging Zones and Rates in the DCS (CIL/CD/001) the residential rates will include a footnote to indicate retirement housing as dwellings will be included and therefore chargeable in accordance with the relevant zonal CIL charging rate. The definition of retirement homes is defined in PBA's Addendum to Viability Assessment (CIL/CD/003) page 10, paragraph 4.2.1.
Mod 12	Page 9, Map Title	[Insert] Residential CIL Charging Zones Map in the Map Title.	For clarification.
Mod 13	Page 9, Residential CIL Charging Zones Map	[Insert] Replace Residential CIL Charging Zones Map (please refer to page 3 and 4) [Delete] the word 'Proposed' from heading on the final version of the map. For Zone 3 insert annotations to include the development boundary of Bexhill town and allocated sites BX2/BX3 and broad location 'North Bexhill' BX109.	For clarification and to ensure compliance with Regulation 12(2) of the CIL Regulations 2010 (as amended) in that the revised map, including a Bexhill Inset Map is reproduced on an Ordnance Survey map base and also shows National Grid lines and reference numbers.
Mod 14	Page 10, Para. 12-14	[Delete] Paragraph 12, 13 and 14 and insert new paragraph to read: [Insert] The Council will develop an Instalment Policy as part of the overall governance protocol to implement CIL. The Instalment Policy will be published on the Council's website. It will assist larger schemes that have a phased implementation.	For conciseness and to clarify the Council's position on its Instalment Policy.
Mod 15	Page 11, Subheading	[Delete] 'Draft' from the Draft Regulation 123 List subheading.	In the final approved version the word 'Draft' is not required.
Mod 16	Page 11, paragraph 17, 18 and 19	17. The Council is required to publish a list of those infrastructure projects that will be funded by CIL. This is called 'Regulation 123 List'. [Delete] It can be found in Appendix 2. Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) restricts the use of planning obligations (s106 agreements) for infrastructure that will be funded in	For clarification and to avoid multiple versions of the Regulation 123 List in circulation. The final adopted Regulation 123 List and any subsequent amended Regulation 123 Lists will be published on the Council's website.

		whole or in part by CIL. This is to ensure that individual developments are not charged for the same infrastructure items through both planning obligations and the levy. <ins>The adopted Regulation 123 List is published on Rother District Council's website.</ins>	
		Paragraphs 18 and 19.	
Mod 17	Page 12, Paragraph 20-21	text relating to paragraphs 20-21.	In the final approved version this section will not be required.
Mod 18	Page 12, Paragraphs 22-23	all text relating to the section 'Next Steps' at paragraphs 22-23	This section is not applicable anymore and will not be required in the final version.
Mod 19	Page 16, Appendix 2	Appendix 2 Draft Regulation 123 List	For consistency. The Regulation 123 List may be amended at any time but the process of change to the list must adhere to the CIL Regulations. To avoid any confusion, the approved Regulation 123 List and subsequent amended Regulation 123 Lists will be published separately on the Council's website.

Mod 13: Residential CIL Charging Zones Map



Mod 13: Inset Bexhill – Zone 3

