

Section: Planning and Building Consultancy

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Date: 30 August 2018
Ref: CILEXAM
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Dear Mr Kemp

RE: SAVILLS LETTER TO EXAMINER

I set out our response to the letter received yesterday from Savills raising issues around consultation and a suggested postponement of the Hearing Session. I respond to each issue raised in turn as follows:

Firstly that the deadline for comments on the Examiner's questions is extended until 12 September.

We have no concerns if this deadline is extended, provided that this would not delay the hearing session. We believe this consultation is a courtesy offered to participants by the examiner and is not a requirement of the CIL regulations. Does the Examiner intend to use any responses as an alternative to seeking Matters statements from participants? If not, the submission of Matters Statements against the Examiner's questions would also provide further opportunity to submit further responses and information to assist the Examination process. We would be grateful if the Examiner could confirm this in due course.

Secondly, Savills has requested an additional consultation period on new evidence submitted by the Council (ED08 - Site UE1 and Site UE2 Viability Report Update 2018), and a postponement of the hearing session.

We do not support this request. Savills refer to Regulation 16 (1) (b)(ii) regarding the publication of relevant evidence. However Regulation 11 (1) states (my emphasis) that '*relevant evidence means evidence which is readily available and which, in the opinion of the charging authority, has informed its preparation of the draft charging schedule*'. The new evidence is simply a further explanatory document to confirm that the proposed relevant rates are justified and submitted to the examination for information purposes. It has not informed the Draft Charging Schedule and does not result in any change to it.

The final para 3.4 of ED08 states '*Table 3.1 confirms that the policy requirements of the emerging Local Plan, the recommendations for affordable housing of 40% and a CIL rate of £200 per sqm as found in the PBA 2017 report, and which have been tested in Table 3.1, remain appropriate for the two strategic Site UE1: North of Merley and Site: UE2 North of Bearwood.*'

Julian McLaughlin MSc, MCILT, MIHT
Head of Growth & Infrastructure



This update (ED08) confirmed to us that the relevant evidence (ED07 Viability Report 2017) remains robust and we submitted CIL accordingly. Consultation on this update is unnecessary.

However, as you are aware the Council is now proposing (subject to the Examiner's agreement) to commence a 4 week Statement of Modifications consultation prior to the hearing session in response to EQ1. We would have no objection if the Examiner was willing to accept further representations on the new information during this consultation period, again provided that this would not delay the hearing session.

Politically the Council is seeking to adopt and implement CIL prior to local government reorganisation on 1 April 2019 (when Poole, Bournemouth and Christchurch will form a new single unitary authority). Therefore we do not wish to delay the hearing session, and as we do not agree that there has been any breach in compliance with the CIL Regulations do not see any justifiable reason for doing so.

Yours sincerely

N Perrins

Nicholas Perrins
Policy Manager
Growth & Infrastructure