

South Somerset

Community Infrastructure Levy

Statement of Modifications

May 2016

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1. Introduction

- 1.1. South Somerset District Council received 34 consultation responses on the Draft Charging Schedule. A detailed summary of the main issues raised by these representations can be found in the accompanying *South Somerset Community Infrastructure Levy – Draft Charging Schedule: Summary of Main Issues* document¹.
- 1.2. Based upon these consultation responses, and in accordance with Regulation 11 and 19 of the Community Infrastructure Levy Regulations 2010 (as amended), the Council has modified the Draft Charging Schedule.
- 1.3. The Council proposes two modifications to the charging schedule. This is set out in full in Chapter 3. The modifications are shown in the customary way, with text that is proposed to be deleted shown by way of “strikethrough” (example: ~~strikethrough~~); and text that is newly added is shown as “emboldened and underlined” (example: **emboldened and underlined**).

2. Request to be Heard

- 2.1. Given that the Council has modified the Draft Charging Schedule, any person who wishes to, may request to be heard by the Examiner in relation to the modifications². For the avoidance of doubt, the right to be heard and representations can only be made in relation to the modifications themselves.
- 2.2. Requests to be heard must include details of the modification on which the person wishes to be heard.
- 2.3. All requests must be made in writing and submitted to the Council within four weeks of the date of the submission of the charging schedule to the Examiner. Requests must therefore be submitted to the Council by **12pm on the 24th of June 2016**. The Council will then submit copies of any requests to be heard to the Examiner.
- 2.4. Request to be heard and representations can be made to the Council in following ways:

By email to: planningpolicy@southsomerset.gov.uk; or

By post to: Spatial Policy,
South Somerset District Council,
Brympton Way,
Yeovil,
BA20 2HT

¹ South Somerset Community Infrastructure Levy – Draft Charging Schedule: Summary of Main issues (May 2016)

² In accordance with Regulation 21 of the Community Infrastructure Levy Regulations 2010 (as amended)

3. Modifications to the Draft Charging Schedule

- 3.1. As noted in Chapter 2, the Council is only proposing two modifications to the charging schedule. This is set out in table 3.1 below.
- 3.2. Text that is proposed to be deleted shown by way of “*strikethrough*” (example: ~~strikethrough~~); and text that is newly added is shown as “*emboldened and underlined*” (example: **emboldened and underlined**).

Table 3.1: Modifications to the Draft Charging Schedule

Reference	Page of Draft Charging Schedule	Modification	Justification for Modification
M1	10	<p>Remove reference to C2 uses in the charging schedule linked to residential development, including deletion of footnote.</p> <p>-----</p> <p>“All Other Residential Development (including C2 Use Class)⁸</p> <p>⁸As defined under Use Class C2 (including residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, and nursing homes.”</p>	<p>Representations received highlight that the Council’s evidence base on the viability of C2 uses does not support the imposition of the residential levy rate.</p>
M2	10	<p>Remove row of the Draft Charging Schedule relating to Retail (A1 – A5 Use Class) in town centres and/or primary shopping areas. This includes removal of footnote 11.</p> <p>For the appendices indicating geographical extent, the key to the maps will have the words “<i>Retail in...</i>” and “<i>...Charging Zone</i>” removed to avoid indicating that there is a differential rate for Retail (A1 – A5 Uses).</p> <p>-----</p> <p>“Retail (A1 – A5 Use Class) in Town Centres and Primary Shopping Areas¹⁴ £0 (zero) per square metre See Appendices 1, 2, and 4 – 15</p> <p>¹⁴Town Centres as defined through Policy EP11 of the South Somerset Local Plan (2006 – 2028). Primary</p>	<p>The evidence remains valid that retail in town centres and primary shopping areas do not support the imposition of a levy rate. However, to avoid confusion and unintended consequences the Council has removed this reference. Retail (A1 – A5 Use Class) within Town Centres/Primary Shopping Areas will fall within the “All Other Uses” category and so will still be subject to a £0(zero) levy rate.</p>

Reference	Page of Draft Charging Schedule	Modification	Justification for Modification
		<p>Shopping Areas in Yeovil and Chard as defined through Policy EP11 in the South Somerset Local Plan (2006 – 2028).</p> <p>Appendix 1: Yeovil Charging Zones “Retail in Primary Shopping Area Charging Zone”</p> <p>Appendix 2: Chard Charging Zones “Retail in Primary Shopping Area Charging Zone”</p> <p>Appendix 3: District-wide Residential Charging Zone “Retail in Primary Shopping Area Charging Zone” “Retail in Town Centre Charging Zone”</p> <p>Appendix 4: Crewkerne Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 5: Ilminster Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 6: Wincanton Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 7: Ansford-Castle Cary Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 8: Langport & Huish Episcopi Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 9: Somerton Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 10: Bruton Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 11: Ilchester Charging Zone “Retail in Town Centre Charging Zone”</p> <p>Appendix 12: Martock & Bower Hinton Charging Zone “Retail in Town Centre Charging Zone”</p>	

Reference	Page of Draft Charging Schedule	Modification	Justification for Modification
		Appendix 13: Milborne Port Charging Zone "Retail in Town Centre Charging Zone"	
		Appendix 14: South Petherton Charging Zone "Retail in Town Centre Charging Zone"	
		Appendix 15: Stoke sub Hamdon Charging Zone "Retail in Town Centre Charging Zone"	

4. Other Changes to the Council's Approach to CIL

4.1. As highlighted in the accompanying "South Somerset Community Infrastructure Levy – Draft Charging Schedule: Summary of Main Issues" document there are some other changes to the Council's overall approach to justifying the adoption of a Community Infrastructure Levy³.

4.2. These other changes can be summarised as follows:

- Minor alterations to the Instalments Policy to take account of South Somerset's range of small-scale and large-scale developments;
- The additional of a new viability appraisal of an "800 dwelling Yeovil Urban Extension" typology to add to the existing viability work; and
- The additional of analysis of the need for additional cemetery infrastructure in Yeovil to support this item being added to the Regulation 123 List.

4.3. These additions and changes do not constitute modifications to the charging schedule and therefore are not treated as formal modifications. However, the Council is mindful to identify this additional information and material that will feature as part of the overall package of documentation that will be submitted to the Examiner.

³ South Somerset Community Infrastructure Levy – Draft Charging Schedule: Summary of Main issues (May 2016)