

# **The County Durham Plan**

## **CIL Rationale and Draft Charging Schedule**

### **Schedule of Changes**

*Altogether better*





	Executive Summary	3
	How to comment	5
1	Introduction	7
2	Infrastructure Evidence	9
3	CIL Projected Income and Next Steps	10



## Executive Summary

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
1		The CIL ensures that most new development makes a proportionate and reasonable financial contribution to delivering the strategic infrastructure identified within the <a href="#">'Regulation 123 list' which lists the specific projects that will benefit from CIL finance in the County Durham Infrastructure Delivery Plan (IDP)</a> .	To improve the clarity of the Charging Schedule.	
2		This work is now complete and the key findings form the basis of this report together with representations made to the Preliminary <a href="#">and Draft</a> Charging Schedules which was consulted upon in September 2012 <a href="#">and October 2013</a> .	To improve the clarity of the Charging Schedule.	
3	Green Box	<p><del><b>Local Plan and GIL Viability Study Update (LP&amp;GIL VS)</b></del></p> <p><del>The viability evidence used in this report has been updated since the GIL charges were taken to the Council's Cabinet in October 2013. The refinement to the evidence in the Local Plan and GIL Viability Study has resulted in minor changes in the results for Sheltered Housing and Extra Care Accommodation. Due to the cautious approach taken by the Council in 'striking the balance', the GIL rates proposed in this document remain sound.</del></p>	To improve the clarity of the Charging Schedule.	



## How to comment

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
1		<p><del>You can make your comments known to us in a number of ways, but we would encourage you to submit your views online, via the County Durham Plan consultation pages at:  <a href="http://durhamconsultation.co.uk/planning">http://durhamconsultation.co.uk/planning</a></del></p> <p><del>To use our interactive website, and to make your views known to us, if not already registered, you will need to register your details and then log in using the user name you register with and the password which will be sent to you by email. This method should save you time and it will allow us to process and consider your comments more quickly. We hope that you will find the website quick and easy to use and will use it as your preferred way to access and comment on documents in the future. Once your comments have been submitted they will be checked and added to the interactive website where you will also be able to see what comments have been made by others. To protect your privacy, all other information you provide when registering with us will not be open to public view.</del></p> <p><del>You can also send us your comments by e-mail to:</del></p> <p><del><a href="mailto:GDPconsultation@durham.gov.uk">GDPconsultation@durham.gov.uk</a></del></p> <p><del>Alternatively you can send us your comments to our special freepost address (all you need to do is write this one line on an envelope –no other address details are needed):</del></p>	<p>To improve the clarity of the Charging Schedule.</p> <p>To be deleted as the consultation period has now closed.</p>	

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
		<p><b><del>FREEPOST Spatial Policy</del></b></p> <p><del>As well as being available on our website this document is also available to view at all local libraries and Customer Access Points across County Durham. For enquiries and to request copies of the document, including in an alternative format such as large print, Braille, audio cassette or an alternative language, please call:</del></p> <p><del><b>0300 026 0000:</b></del></p> <p><del>You can also download an electronic copy of this report and learn more about the County Durham Plan from our main website:</del></p> <p><del><a href="http://www.durham.gov.uk/cdp">http://www.durham.gov.uk/cdp</a></del></p> <p><del>All comments and completed response forms should be received by:</del></p> <p><del><b>Friday 6th December 2013.</b><sup>1</sup></del></p>		



## 1 Introduction

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
1	1.1 bullet 2	Summarise the methodology, assumptions made and the evidence base used in producing the CIL rates drawing on comments received to the CIL Rationale and Preliminary <a href="#">and Draft Charging Schedules</a> ; and	To improve the clarity of the Charging Schedule.	
2	1.2	<del>This consultation document is the second formal step in setting a CIL for County Durham. Stakeholder responses to this CIL Rationale and Preliminary Charging Schedule have been considered and can be viewed in the Statement of Consultation for the Preferred Options Local Plan against the Developer Contributions Policy. These responses together with a working group nominated by the Home Builders Federation have informed the Draft Charging Schedule together with an update of the Local Plan and CIL Viability Report.</del>	To improve the clarity of the Charging Schedule.	
3	1.5	<del>At the time of writing <a href="#">the Draft Community Infrastructure Levy (Amendment) Regulations 2014</a> is still in draft and were laid before Parliament on Monday 20th January and follow the consultation of 2013. there has been a consultation on further CIL reforms but the outcome of this consultation are not yet known. The principal change relates to the abatement (Part 9 (9) - inserting new regulation 74B) a few other minor corrections are also proposed.</del>	To improve the clarity of the Charging Schedule.	

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
4	1.19 second bullet point	<b>The Affordable Housing and CIL Viability Study (2012)</b> - HDH Planning & Development were appointed to commence the viability analysis to inform CIL. As the work progressed it was	Typographical error.	
5	1.19 third bullet point	<b>The County Durham Local Plan Pre-Submission Draft (2013)</b> is necessary to understand the viability of Affordable Housing also. The results informed the Preliminary Charging Schedule for the County Durham Local Plan which set out the housing, employment and retail development requirements and strategic site allocations. The Local Plan is at Pre-Submission Draft stage and will be Submitted for examination in spring 2014 with Examination and Adoption due late 2014. The timescales for the CIL Charging Schedule run parallel to those of the Local Plan	Typographical error.	
6	1.19 final bullet point	HDH Planning & Development were appointed to update the viability analysis undertaken to inform the Preliminary Charging Schedule alongside the Council's own Planning and Assets Team and representatives appointed by the Home Builders Federation.	Grammatical error.	
7	1.19 final bullet point	The viability work is based on a number of modelled sites that have had appropriate assumptions on costs and revenues applied to them. Viability analysis was carried out for residential and commercial developments and the methodology and results of the work are set out in detail in the Local Plan and CIL Viability Assessment Report. <sup>7</sup>	To improve the clarity of the Charging Schedule.	

## 2 Infrastructure Evidence

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
1	2.2	<u>The funding gap outlined above is based on the 2013 Infrastructure Delivery Plan. The 2014 IDP is currently being updated in time for Submission to reflect the latest emerging evidence bases. This enables the Inspector to have the latest information regarding Infrastructure requirements and costs as part of the County Durham Plan.</u>	To improve the clarity of the Charging Schedule.	
2	2.3	The IDP <del>will be</del> <sup>was</sup> <sup>1</sup> published for consultation alongside the Draft Charging Schedule and the Pre-Submission Draft County Durham Plan.	To improve the clarity of the Charging Schedule.	

## 3 CIL Projected Income and Next Steps

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
1	5.6	In <del>both</del> instances <u>where there is no neighbourhood plan in place</u> , this amount of CIL monies directed to the community is capped at £100 per household per year. <sup>1</sup>	To improve the clarity of the Charging Schedule.	
2	Question 1 and para 5.8	<p>Table 1</p> <div style="border: 1px solid black; padding: 10px; background-color: #ffffcc;"> <p><b>Question 1</b></p> <p><b>3.1</b> <del>Once the justification for CIL has been established through the identification of an infrastructure funding gap, the projects to be funded by CIL are set out on a 'Regulation 123 list'. The Regulation 123 List is ultimately a key Council decision:</del></p> <p style="text-align: center;">-</p> <p><b>3.2</b> <del>It is currently proposed that the Northern Relief Road, Horden Rail station and the Bishop to Barnard Castle Multi-User Route are included on the Regulation 123 list because of its importance to the delivery of the Plan:</del></p> <p style="text-align: center;">-</p> <p><b>3.3</b> <del>Are you aware of any other infrastructure projects (including any not currently included within the Infrastructure Delivery Plan) which are important</del></p> </div>	To improve the clarity of the Charging Schedule.	

Table Note	Policy/ Para/ Figure	Change Made	Explanation	Relevant Representation
		<div data-bbox="464 443 885 689" style="border: 1px solid black; background-color: #ffffcc; padding: 5px; margin-bottom: 10px;"> <p style="color: red; text-align: center;">to the delivery of the Plan and should be considered for inclusion on the Regulation 123 list?</p> </div> <p style="color: red; text-align: center;"><u>Following consultation, the final draft Regulation 123 has been compiled to reflect the infrastructure items which are currently considered essential to delivering the County Durham Plan.</u></p>		

## To find out more about the County Durham Plan contact:

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**Interactive Website:** <http://durhamcc-consult.limehouse.co.uk/portal/planning>

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