

Bassetlaw CIL Charging Schedule Statement of Modifications

July 2022

This table sets out a number of suggested changes to the draft CIL Charging Schedule (Regulation 16 – August 2021). It is intended to assist the Inspector in understanding the Council's position. The suggested changes are considered as being a material change to the schedule, for example rewording content to change their meaning or application, including revisions to the supporting text. Any changes, if agreed by the Inspector, will be subject to public consultation after the Examination Hearings and before the adoption of the Local Plan through the Main Modifications process. This is in line with the guidance as set out below.

The Planning Practice Guidance (Paragraph: 034 Reference ID: 25-034-20190901 Revision date: 01 09 2019) includes a section on what a local planning authority can do if they wish to make changes to the Charging Schedule before it is submitted for its Examination. It confirms where the Local Planning Authority make changes to a draft charging schedule the charging authority (the Council) must set these out in a 'statement of modifications' (as defined in regulation 11(1) of the Community Infrastructure Levy Regulations 2020).

The table identifies any new/additional text in purple, with deleted text being shown as struck through. The table should be read in conjunction with the draft CIL Charging Schedule (Regulation 16 – August 2021) and the modifications schedule and are set out in document order.

Page no	Paragraph/ Policy/Figure/Map	Proposed Modification	Reason for Proposed Modification
4	Paragraph 3.1	Amend first sentence to: The Infrastructure Delivery Plan <u>Update, 2021 2022</u> (IDP) and the Whole Plan Viability Assessment <u>2021 2022</u> (WPVA) provide the detailed evidence required to support CIL and demonstrate deliverability of the Local Plan.	Factual correction to reflect evidence base date change
4	Paragraph 3.5	Delete 3.5: The IDP identifies that the total cost of infrastructure needed across the District will cost in excess of £89m. The figure is based on the growth levels identified by the Local Plan spatial strategy. The identification of this funding gap justifies the retention and review of CIL across the District. The IDP identifies that the total known cost of infrastructure needed across the district will cost around £52m. This figure is based on the growth levels identified by the local plan and the supporting evidence base documents (where funding is known or estimated). The 'identified' funding gap is therefore £52m, however this is off-set against expected developer contributions which are estimated to be around £32 million. As such, the 'infrastructure' funding gap is expected to be circa £19m. The estimated CIL receipts is likely to be around £11m. As there are multiple infrastructure items which cannot be costed at this time, the 'infrastructure' funding gap for the District is likely to be significantly higher than £19m, which justifies the retention and review of CIL across the District.	Factual correction to reflect updated evidence base
5	Paragraph 3.6	Amend first sentence to: To help determine the level of the CIL charge, the Bassetlaw Whole Plan Viability Assessment <u>2021 2022</u> , looked at the viability and deliverability of the Local Plan and the potential to review the CIL charge within the District.	Factual correction to reflect evidence base date change
6	Paragraph 3.15	Amend second sentence to: Therefore, the Whole Plan Viability Assessment <u>2021 2022</u> has tested the viability of the larger strategic sites that will be relied on to deliver the Local Plan spatial strategy.	Factual correction to reflect evidence base date change
6	Paragraph 3.20	Amend to: The WPVA shows that only convenience A1 <u>E(a)</u> -food supermarket retail can secure CIL as part of a viable development - £100 per sqm - as outlined in Table 1 below.	To respond to representation by Dooba Developments Ltd

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6	Paragraph 4.1	Amend second and third sentence to: The Bassetlaw Local Plan proposes a minimum of 10,049 <u>10,476</u> new dwellings across the District from 2020 to 2037 <u>2038</u> . Approximately 3639 <u>3,377</u> units are expected to be brought forward <u>and/or will</u> be allocated as housing up to 2037 <u>2038</u> .	Factual correction to reflect Local Plan housing requirement and plan period																		
7	Paragraph 4.2	Amend second sentence to: 25% of the greenfield units and 15 <u>20</u> % of the brownfield units will be affordable and so will be CIL exempt.	Factual correction to reflect Local Plan affordable housing requirement																		
7	Paragraph 4.3	Amend last sentence to: At £20 per sqm it is estimated that there will be at least £5.06-11m generated by CIL as a result of residential development which is well within the estimated Infrastructure Funding Gap of £89-52m .	Factual correction to reflect updated evidence base																		
7	Paragraph 5.4	Amend to: Details of how the Council will collect the CIL funds and then pass monies onto local communities will be <u>is</u> detailed in the annual Infrastructure Funding Statement.	Explanatory text change to clarify approach taken																		
8	Paragraph 6.2	Amend first sentence to: All comments received during this consultation on the Draft Charging Schedule will be submitted in January 2022 <u>July 2022</u> to the Planning Inspectorate for independent examination.	Factual correction to reflect Local Development Scheme																		
8	Paragraph 6.3	Amend last sentence to: The Council anticipates that the CIL Charging Schedule will be brought into effect by December 2022 <u>July 2023</u> .	Factual correction to reflect Local Development Scheme																		
9	Bassetlaw Community infrastructure Levy Draft Charging Schedule	Amend development type: <table border="1"> <thead> <tr> <th>Development type</th> <th>Zone</th> <th>Proposed rate</th> </tr> </thead> <tbody> <tr> <td>Residential C3 use class</td> <td>Whole District</td> <td>£20</td> </tr> <tr> <td>Residential C4 use class</td> <td>Whole District</td> <td>£20</td> </tr> <tr> <td>Local Plan residential site allocations of 50 or more units</td> <td>Whole District</td> <td>£0</td> </tr> <tr> <td>A1 E (a) food supermarket retail convenience</td> <td>Whole District</td> <td>£100</td> </tr> <tr> <td>All other uses</td> <td>Whole District</td> <td>£0</td> </tr> </tbody> </table>	Development type	Zone	Proposed rate	Residential C3 use class	Whole District	£20	Residential C4 use class	Whole District	£20	Local Plan residential site allocations of 50 or more units	Whole District	£0	A1 E (a) food supermarket retail convenience	Whole District	£100	All other uses	Whole District	£0	To respond to representation by Dooba Development Ltd
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