

Worthing Borough Council

COMMUNITY INFRASTRUCTURE LEVY (CIL)

REVISED DRAFT CHARGING SCHEDULE

STATEMENT OF COMPLIANCE

October 2020



WORTHING BOROUGH
C O U N C I L

Background

This statement has been produced to demonstrate Worthing Borough Council's compliance with the requirements set out in the Planning Act 2008, the CIL Regulations 2010 (as amended) and MHCLG guidance.

Compliance

Legislation relating to a CIL Charging Schedule is contained in The Community Infrastructure Levy Regulations (2010), as amended.

The regulations that apply to the processes involved in the progression of a CIL Draft Charging Schedule to examination are as follows:

- Regulation 12 Format and content of charging schedules
- Regulation 13 Differential rates
- Regulation 14 Setting rates
- Regulation 16 Publication of a draft charging schedule
- Regulation 17 Representations relating to a draft charging schedule
- Regulation 18 Withdrawal of a draft charging schedule
- Regulation 19 Submission of documents and information to the examiner
- Regulation 20 Consideration of representations by examiner
- Regulation 21 CIL examination: right to be heard

The Community Infrastructure Levy Regulations 2010 (as amended)	
Reg 12	The Draft Charging Schedule contains the information required by the Regulations including: <ul style="list-style-type: none">a) the name of the charging authorityb) the rates, in pounds per square metre, at which CIL is to be chargeable in the authority's areac) an OS map which identifies the location and boundaries of the charging zoned) an explanation of how the chargeable amount will be calculated
Reg 13	Worthing Borough Council's levy rates are compliant with Regulation 13, which enables charging authorities to set differential rates (including nil rates) by location, different intended use of development, intended gross internal area of development, and intended number of dwellings or units to be constructed.
Reg 14	In setting its levy rates, Worthing Borough Council complied with Regulation 14(1), which requires that it.... <i>"must strike an appropriate balance between:</i> <i>(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and</i> <i>(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.</i> The following appropriate available evidence has informed the Draft Charging Schedule: <ul style="list-style-type: none">• Worthing Core Strategy (2011)

	<ul style="list-style-type: none"> • Infrastructure Delivery Plan (2018) • CIL Viability Assessment (Mar 2020) • Draft Worthing Local Plan (2018)
Reg 16	<p>The Draft Charging Schedule was published with a clear statement of the representation procedure. As explained in more detail within the 'Statement of Consultation' the key documents and available evidence were published on the Council's website and made available to view as hard copies (upon request). All key stakeholders and consultees were notified of the consultation, including persons who are resident or carry on business in the area, voluntary bodies whose activities benefit the area and bodies which represent the interests of persons carrying on business in the area.</p>
Reg 17	<p>The period for representations on the Draft Charging Schedule was 30th June 2020 to 25th August 2020.</p> <p>Representations from 7 individuals / organisations were received (and an additional 6 organisations submitted acknowledgements).</p>
Reg 18	<p>The Council has not withdrawn its Draft Charging Schedule therefore this regulation does not apply.</p>
Reg 19	<p>Worthing Borough Council will submit the following documents to the Examiner / Planning Inspectorate in both paper and electronic form (where practicable to do so):</p> <ul style="list-style-type: none"> • the Draft Charging Schedule • a statement of representations explaining the number of representations made, a summary of the main issues raised by the representations, and a summary of how the representations received were taken into account • copies of the representations made on the Draft Charging Schedule • a statement of modifications • copies of the requests to be heard in relation to the modifications to the Draft Charging Schedule • copies of the relevant evidence • a statement of compliance • a statement of consultation <p>All documents listed can be viewed on the Council's website and are available to view at the Council's offices.</p> <p>All persons who submitted responses to the CIL Draft Charging Schedule will be notified of its submission.</p>
Reg 21	<p>The Council received 3 requests to be heard by the Examiner within the period for making representations to the Draft Charging Schedule.</p> <p>The Council will publish the time and place of the CIL examination and the name of the Examiner on its website and notify all persons who made representations in accordance with Regulation 17 and any persons who has made a request to be heard after the modifications to the Draft Charging Schedule.</p>