

Three Rivers District Council

COMMUNITY INFRASTRUCTURE LEVY (CIL)

STATEMENT OF COMPLIANCE DECLARATION

September 2014

Declaration under Section 212(4) of the Planning Act 2008

This statement has been produced to demonstrate that Three Rivers District Council has complied with the requirements set out in the Planning Act 2008, the Community Infrastructure Levy Regulations 2010 (as amended) and DCLG CIL Guidance. The following table summarises how the Council has complied with the legislative requirements for the introduction of CIL.

Planning Act 2008	
Paragraph 211	<p>In setting the rates and preparing the Draft Charging Schedule, Three Rivers District Council had regard to the actual and expected costs of infrastructure: the economic viability of development, other actual or expected sources of funding for infrastructure, the expected administration expenses in connection with CIL and Statutory Guidance.</p> <p>Three Rivers District Council consulted a range of stakeholders in preparing the Draft Charging Schedule with consultations taking place as follows:</p> <p>Preliminary Draft Charging Schedule - 21st December 2012 to 15th February 2013</p> <p>Draft Charging Schedule – 4th July 2014 to 4th August 2014</p>
Paragraph 212	<p>Three Rivers District Council has appointed the Planning Inspectorate to examine the Draft Charging Schedule, as an appropriate independent body that has appropriately qualified and experienced Examiners.</p> <p>All persons who have submitted representations about the Draft Charging Schedule have been given the opportunity to request to be heard by the Examiner.</p> <p>The following appropriate, available evidence has informed the Draft Charging Schedule:</p> <p>Three Rivers Core Strategy (October 2011) Infrastructure Delivery Plan (2012) Stage 1 Viability assessment (September 2012) Stage 2 Viability Assessment (November 2012) Stage 2 Viability Assessment Update (May 2014) Hertfordshire County Council Draft IDP (2014) Infrastructure Funding Gap Assessment (September 2014) Three Rivers Regulation 123 List (October 2014) Site Allocations LDD (September 2014) Representations on the Preliminary Draft Charging Schedule consultation (21st December 2012 to 15th February 2013) Representations on the Draft charging Schedule consultation (4th July 2014 to 4th August 2014)</p> <p>This Statement of Compliance with the CIL Regulations and Guidance was approved by Council on the 16 September 2014.</p>
Community Infrastructure levy Regulations 2010 (as amended)	
Regulation 12	<p>The Draft Charging Schedule contains the information required by the Regulations, namely:</p> <p>a) the name of the Charging Authority (Three Rivers)</p>

	<p>b) the rate (in pounds per square metre) at which CIL is charged within the authority's area</p> <p>c) the location and boundaries of the zones for differential rates, on an Ordnance Survey base showing grid lines and references, and</p> <p>d) an explanation of how the chargeable amount will be calculated.</p> <p>The date of approval, the date the charges take effect and a statement of its publication in accordance with the CIL Regulations and Planning Act 2008 will all be published on the completed Charging Schedule.</p>
Regulation 13	<p>Three Rivers District Council's differential levy rates are compliant with Regulation 13 which enables charging authorities to set differential rates (including nil rates) by location, type and scale of development.</p>
Regulation 14	<p>In setting differential rates, Three Rivers District Council has complied with Regulation 14 (a) which requires that it 'must aim to strike the appropriate balance between (a) the desirability of funding from CIL (in whole or on 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 (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.</p> <p>The following appropriate, available evidence has informed the Draft Charging Schedule:</p> <p>Three Rivers Core Strategy (October 2011)</p> <p>Infrastructure Delivery Plan (2012)</p> <p>Stage 1 Viability assessment (September 2012)</p> <p>Stage 2 Viability Assessment (November 2012)</p> <p>Stage 2 Viability Assessment Update (May 2014)</p> <p>Hertfordshire County Council Draft IDP (2014)</p> <p>Infrastructure Funding Gap Assessment (September 2014)</p> <p>Three Rivers Regulation 123 List (October 2014)</p> <p>Site Allocations LDD (September 2014)</p> <p>Representations on the Preliminary Draft Charging Schedule consultation (21st December 2012 to 15th February 2013)</p> <p>Representations on the Draft charging Schedule consultation (4th July 2014 to 4th August 2014)</p> <p>This matter was considered by Council on the 16 September 2014.</p>
Regulation 15	<p>A Preliminary Draft Charging Schedule was approved by the Executive on the 3rd December 2013. It was published on the 21st December 2013, together with the accompanying evidence base for public consultation. Consultation was undertaken between 21st December 2012 and 15th February 2013 with the prescribed consultation bodies.</p> <p>Letters inviting representations and containing copies of the CIL PDCA were sent to the consultation bodies (including adjoining Local Planning Authorities/County Council/Parish Councils/persons who are resident and those carrying on business/voluntary bodies and those representing the interests of persons carrying out business in the Three Rivers area).</p> <p>The Council invited representations from persons and organisations who were</p>

	<p>on the Three Rivers LDF and CIL consultation database including local agents, builders and architects and infrastructure providers.</p> <p>The Council utilised local press (Watford Observer) and its web site to publicise the consultation.</p> <p>34 responses were received on the Preliminary Draft Charging Schedule. These informed the preparation of the Draft Charging Schedule and were reported to the Executive on the 22nd July 2013. A summary of the representations and our response to them is set out on the Council's web site.</p>
Regulation 16	<p>The Draft Charging Schedule was published, together with relevant evidence and a Statement of Representations Procedure on the Council's website on the 4th July 2014. The website stated that the Charging Schedule and associated documents could be inspected at the Council offices and at all the local libraries in the District. Copies were sent to each of the prescribed consultation bodies.</p> <p>All previous respondents on the Preliminary Draft Charging Scheduled were notified of the publication of the Draft Charging Schedule.</p> <p>Letters inviting representations were also sent to those on the sent to those on the Three Rivers LDF and CIL consultation database including local agents, builders and architects and infrastructure providers.</p> <p>A local advertisement notice was placed in the local press on the 4th July 2014.</p> <p>15 representations on the Draft Charging Schedule were received and reported to Council on 16 September 2014. A summary of the representations and our response to them is set out on the Council's web site. Those making representations will be informed of subsequent stages in the examination and adoption process, including submission, publication of the examiner's report and approval of the Charging Schedule by the Charging Authority in accordance with their requests.</p>
Regulation 17	<p>The period for representations on the Draft Charging Schedule was 4th July 2014 to 4th August 2014.</p>
Regulation 19	<p>All Regulation 19 requirements will be satisfied in submission of the Draft Charging Schedule or examination.</p> <p>The Statement of Modifications will be published on the Council's website and notified to all prescribed consultation bodies as required by the Regulations.</p>