

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

<b>Compliance with the Requirements of the Planning Act 2008</b>	
Section 211	<p>In preparing the Draft Charging Schedule Taunton Deane Borough Council has 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 actual or expected administrative expenses in connection with CIL; and the Statutory Guidance.</p> <p>Taunton Deane Borough Council has consulted a range of stakeholders in preparing the Draft Charging Schedule, with consultations taking place as follows:</p> <p>Preliminary Draft Charging Schedule: 29<sup>th</sup> June 2012 to 27<sup>th</sup> July 2012</p> <p>Draft Charging Schedule: 1<sup>st</sup> February 2013 to 15<sup>th</sup> March 2013</p>
Section 212	<p>Taunton Deane Borough Council has appointed the Planning Inspectorate to examine the Draft Charging Schedule, as an appropriate independent body that has suitable qualifications and experience for the task. All persons who have submitted representations about the Draft Charging Schedule have been given the opportunity to be heard by the Examiner.</p>
Section 212	<p>The following appropriate, available evidence has informed the Draft Charging Schedule:</p> <p>Taunton Deane Borough Council Infrastructure Delivery Plan June 2011</p> <p>Taunton Deane Borough Council Community Infrastructure Levy Viability Appraisal May 2012</p> <p>PDCS Summary of Consultation Responses January 2013</p> <p>Taunton Deane Core Strategy September 2012</p>
<b>Regulation No.</b>	<b>Compliance with the Community Infrastructure Levy Regulations, 2010 as amended by the CIL Regulations 2011</b>
12	<p>The Draft Charging Schedule contains the information required by the Regulations, namely (a) the name of the charging authority; (b) the rates (in pounds per square metre) at which CIL is to be chargeable in the authority's area; (c) the location and boundaries of the zones for differential rates, on an Ordnance Survey base showing grid lines and references; and (d) an explanation of how the chargeable amount will be calculated.</p>
13	<p>Taunton Deane Borough Council's differential Levy rates are compliant with Regulation 13, which enables charging authorities to set differential rates (including nil rates) by location and type of development.</p>
14	<p>In setting its differential Levy rates, Taunton Deane Borough Council</p>

	<p>has complied with Regulation 14(1), which requires that it '...must aim to strike what appears to the charging authority to be an appropriate balance between (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 (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.'</p>
15	<p>A Preliminary Draft Charging Schedule was approved on 20<sup>th</sup> June 2012 and published on 29<sup>th</sup> June, together with the accompanying evidence base. Consultation occurred in accordance with the Regulations over the period from 29<sup>th</sup> June 2012 to 27<sup>th</sup> July 2012 with the prescribed consultation bodies. Comments were also invited from residents, businesses and voluntary bodies, including:</p> <p>All parties on the LDF consultation database The public – a press release was issued, a press advertisement published and a copy of the Preliminary Draft (and supporting documents) was made available at the Borough Council's offices and on the Council's website.</p> <p>25 responses were received on the Preliminary Draft Charging Schedule (PDCS). These informed the preparation of the Draft Charging Schedule, and were reported to Taunton Deane Borough Council's Executive on 16<sup>th</sup> January 2013. Full details are contained in the CIL PDCS Consultation Responses, available on the Council's website.</p>
16	<p>In accordance with the Regulations, the Draft Charging Schedule was published, together with relevant evidence and Representations Procedure on the Council's website on 1<sup>st</sup> February 2013. The webpage stated that the documents could be inspected at The Deane House, Belvedere Road, Taunton. Copies were sent to each of the prescribed consultation bodies.</p> <p>In addition, all previous respondents on the Preliminary Draft Charging Schedule and consultees on the LDF Consultation database were notified of the publication of the Draft Charging Schedule.</p> <p>A local advertisement notice was placed in the Somerset County Gazette and the Wellington Weekly News.</p> <p>25 representations on the Draft Charging Schedule were received.</p> <p>All those making representations will be informed of each subsequent stage in the examination and adoption process, including submission, publication of the Examiner's report and approval of the charging schedule by the charging authority.</p>
17	<p>The period for representations on the Draft Charging Schedule was 1<sup>st</sup> February to 15<sup>th</sup> March 2013.</p>

19	<p>Taunton Deane Borough Council will submit this Declaration and the following to the examiner in accordance with the Regulations: (a) the Draft Charging Schedule; (b) a summary of the main issues raised by the representations; (c) copies of the representations; (d) any modifications; (e) copies of the relevant evidence.</p> <p>Copies of the above documents will be made available at the Council's offices as required by the Regulations. All documents will be available on the Council's website and a statement of the fact that the documents are available for inspection and where they can be inspected will be published.</p> <p>Any modifications to the Draft Charging Schedule will be published on the Council's website and notified to all prescribed consultation bodies as required by the Regulations.</p>
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