

STRATFORD-ON-AVON DISTRICT COUNCIL
COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE
EXAMINATION RESUMED HEARING 11.00am 19 DECEMBER 2016

AGENDA

1. INTRODUCTION

Welcome and Introductions

Recap of the Examination Process

Opening Statements from the Council and Representors (if desired)

2. MAIN ISSUES FOR CONSIDERATION BY THE EXAMINER

- Is the charging schedule supported by background documents containing appropriate available infrastructure planning and economic viability evidence?
- Are the proposed charging rates informed by, and consistent with, the evidence?
- Does the evidence demonstrate that the proposed charging rates would not put the overall development of the area at risk?

3. EVIDENCE BASE – DEVELOPMENT PLAN AND INFRASTRUCTURE

- The Stratford-on-Avon Core Strategy 2011-2031
- The Infrastructure Delivery Plan (September 2016)
- The Draft Regulation 123 List (October 2015)
- Clarification of Draft Regulation 123 List paper (May 2016)
- Planning Obligations Position Statement (May 2016)

4. RESIDENTIAL CIL

This session will explore the further viability analysis that the Council has undertaken to inform and set its proposed CIL charges. The sensitivity testing of residential typologies and strategic sites will be discussed. The following structure for the session is proposed:

Updated BCIS costs

- Do they match the date range of sales values?

New-build sales values using Q4 2014 to the latest available

- Residential sales values – sources, patterns and trends

New central brownfield flatted typology of 30 units

- Residential site typologies – sources and relevance in different locations, site coverage and different land types

Apply contingency to external works costs

Professional fees, finance and other costs

- Apply professional fees to external works costs
- Professional fee costs of 12%
- Finance costs of 7%
- Sales costs applied only to market housing Gross Development Value
- Land purchase costs/fees: surveyors fees @ 1% legal fees @0.8% SDLT at latest HMRC rate
- Increase opening-up costs to £17k, £20k, £23k

Cash Flow

- CIL included in the cash flow

Impact of starter homes

- Affordable housing – quantum, types and costs

5. Results of the CIL Residential Viability Re-Appraisals and proposed CIL charges

- The £75 psm CIL charge proposed for small sites (<10)
- The £150 psm CIL charge proposed for sites 11+ (all areas)
- The £110 psm CIL charge proposed for Gaydon Lighthorne Heath
- The £85 psm CIL charge proposed for the Canal Quarter Regeneration Zone
- The £75 psm CIL charge proposed for Long Marston Airfield
- The £0 psm CIL charge for extra care housing
- The £0 psm CIL charge for retirement dwellings

6. Other CIL Matters/AOB

7. Round Up and Conclusions

In this final session, I will give the participants an opportunity to sum up their views on the evidence. The focus of this session will be on an overarching examination question as set out above which is whether the CIL proposals strike an “appropriate balance” between funding necessary infrastructure and development viability.