

THREE RIVERS DISTRICT COUNCIL
DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE
EXAMINATION HEARING – 1 DECEMBER 2014
EXAMINER'S NOTE TO THREE RIVERS DISTRICT COUNCIL

My initial examination of the Council's evidence has identified a number of matters that it would be helpful to clarify prior to the Hearing, as this will save time. I have set these out in the form of numbered requests below.

1. The viability evidence has been undertaken in three stages - Stage 1 and Stage 2 (both dated December 2012) and the 'May 2014 Update'. Could the Council clarify the status of the various stages?
2. Taking the most recent set of residential development viability modelling outputs (Table 6 of Document CIL 5) seems to suggest that some of the modelled CIL results are quite close to the proposed CIL charges. Could the Council explain its approach to viability buffers and could these be expressed more clearly in percentage terms?
3. Could the Council compute and set out in tabular form, the proposed CIL charges as a proportion of development costs for the residential and commercial development types?
4. The Draft Charging Schedule differentiates 'retirement housing' and proposes a £120 psm charge in all areas (including Area C). Could the Council explain its evidence base for this differentiation and district wide charge?

I request that the Council provides a response to me, and publishes that response on its website by 24 November 2014 i.e. a week before the Hearing.

Philip Staddon BSc, Dip, MBA, MRTPI 29 October 2014