

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE

THREE RIVERS DISTRICT COUNCIL

EXAMINATION HEARING – 1 DECEMBER 2014

AGENDA

1. INTRODUCTIONS

Welcome, housekeeping matters and introductions.

Explanation of the examination process.

Opening statements from the Council and Representatives (if desired).

2. EVIDENCE BASE – Development Plan and Infrastructure

This session will explore the Development Plan's approach to strategic growth in the district and the Council's evidence in terms of infrastructure needs to support that growth. It will explore the projected infrastructure funding gap and the extent to which CIL receipts may fill that gap. The key items to discuss are:

- Three Rivers Core Strategy (adopted October 2011).
- Three Rivers Development Management Policies Local Development Document (adopted July 2013).
- Three Rivers Site Allocations Local Development Document (proposed to be adopted November 2014).
- Infrastructure Delivery Plan (March 2012).
- CIL Funding Gap Assessment (and estimated CIL receipts).
- The Draft Regulation 123 List (as modified October 2014).

3. RESIDENTIAL CIL

This session will explore the evidence base that the Council has used to inform and set its proposed CIL charges. The assumptions made, data sources and viability modelling will all be discussed. The following structure for this session is proposed:

Viability evidence

- Status of the three viability evidence documents – Stage 1 (December 2012), Stage 2 (December 2012) and the Update (May 2014).

Residential CIL Viability Modelling Assumptions

- Residential sales values – sources, patterns and trends.
- Benchmark land values (BLV) – sources, robustness and relevance in different locations and different development types.
- The five notional residential development types – including housing mix and density assumptions.
- Affordable housing – quantum, types and costs.
- Build costs, including allowances for external works and Code for Sustainable Homes requirements.
- Fees, contingencies and finance.
- S.278 and S.106 costs.
- Developer profit.

Residential CIL Viability Appraisal Results

- The Stage 1 modelling outputs.
- The Stage 2 modelling outputs.
- The May 2014 Update modelling outputs (including the South Oxhey site).

Residential CIL Zones and Charges

- The process of defining the residential CIL zones and rates.
- Approach to viability buffers and CIL as a proportion of development costs.
- The £180 psm CIL charge proposed in Area A.
- The £120 psm CIL charge proposed in Area B.
- The £0 psm CIL charge in Area C.
- The £120 psm CIL charge for retirement housing (all areas).

4. COMMERCIAL CIL

This session will explore the evidence base that the Council has used to inform and set its proposed CIL charges for commercial developments.

The assumptions made, data sources and viability modelling will all be discussed. The following structure for this session is proposed:

Commercial CIL Viability Modelling Assumptions

- Development types.
- Commercial rents and yields.
- Commercial build costs.

- Fees, contingencies and finance.
- S.278 and S.106 costs.
- Developer profit.

Commercial CIL Viability Appraisal Results

- Offices.
- Industrial.
- Retail.
- Hotels.
- Private Care Homes.

5. Other CIL Matters

- Discretionary relief for exceptional circumstances.
- Draft Instalment Policy.
- Any other matters that the Council and Representatives wish to raise.

6. 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, which is whether the CIL proposals strike an 'appropriate balance' between funding necessary infrastructure and development viability.

Participants

Mr Peter Loader (Spokes)
Nathaniel Lichfield and Partners (The Ralph Trustees)
Planning Potential (St James Group)

Mr. P.J. Staddon – Appointed Examiner – 29 October 2014