

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE

BATH AND NORTH EAST SOMERSET COUNCIL

EXAMINATION HEARING – 8th JANUARY 2015

AGENDA (Updated 18/11/14)

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 borough 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, along with the residual role for S.106 Planning Agreements. The key items to discuss are:

- Bath and North East Somerset Council Core Strategy (adopted July 2014).
- Bath and North East Somerset Council Draft Infrastructure Delivery Programme (July 2014).
- CIL Funding Gap Assessment (and estimated CIL receipts).
- The Draft Regulation 123 List.
- Draft Planning Obligations Supplementary Planning Document (July 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:

Residential CIL Viability Modelling Assumptions (non-strategic sites)

- Residential sales values – data sources, sample sizes, dates, patterns and trends.
- Benchmark land values (BLV) – sources, robustness and relevance in different locations of the four BLVs.
- The nine notional residential development types including housing mix and density assumptions.
- Affordable housing – quantum, types and costs.
- Build costs, including allowances for external works, Code for Sustainable Homes requirements and the additional costs associated with development in Bath city centre.
- Fees, contingencies, abnormals and finance.
- S.278 and S.106 costs.
- Developer profit.

'Greenfield Strategic Sites' - Residential CIL Viability Modelling Assumptions

- Assumed residential sales values on strategic sites.
- BLV on 'greenfield strategic sites'.
- Affordable housing – quantum, type and costs.
- Build costs.
- Site preparation costs.
- S.106 allowances.
- Gross / net and density assumptions.
- Other assumptions.

Residential CIL Viability Appraisal Results

- Non-strategic sites.
- Strategic sites
- Extra Care Housing.

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 case for the £100 psm district wide CIL charge.
- The case for the £50 psm CIL charge on strategic sites.

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.
- Assumed existing floor space.
- Commercial build and refurbishment costs.
- Fees, contingencies and finance.
- S.278 and S.106 costs.
- Developer profit.
- Other assumptions (for specific development types).

Commercial CIL Viability Appraisal Results and proposed CIL charges (in brackets below)

- Offices (£0 psm).
- Industrial and warehouse development (£0 psm).
- Supermarkets, superstores and retail warehousing (£150 psm district wide).
- Retail 'In-centre / High Street Retail' – Bath City Centre (£150 psm) and 'other centres' (£0 psm).
- Hotels - Bath (£100 psm) and 'rest of district' (£0 psm).
- Student accommodation – on campus (£0 psm) and off campus (£200 psm).
- Any other development (£0 psm).

5. Other CIL Matters

- Discretionary relief for exceptional circumstances.
- 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 of whether the CIL proposals strike an 'appropriate balance' between funding necessary infrastructure and development viability.

Mr. P.J. Staddon – Appointed Examiner – 18 November 2014

Appendix 1 – Participants

DCS/001 - Reginald Williams
DCS/016 – Pegasus Group for Square Bay (Bath) Ltd
DCS/018 – GVA for Ediston Real Estate
*DCS/019 – The Planning Bureau for McCarthy & Stone Retirement Solutions Ltd**
DCS/020 – Tom Rocke Associates for Whitbread PLC
DCS/024 – Tetlow King for SW Harp Consortium
*DCS/027 – GVA for IM Properties **
DCS/029 – Midsomer Norton Town Council
DCS/030 – Savills for House Builder Consortium
DCS/032 – Hignett Family Trust
DCS/033 – CgMS for Unite Group

Key: * To be confirmed