

## CHICHESTER COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE EXAMINATION

### RETAIL RATES

#### Rates

**10. In the light of question 9, does the available evidence support the proposed rate of £125psm for convenience retail development and would it put at risk the delivery of retail development across the borough?**

#### Response

10.1 No –It should be noted that the proposed CIL charging on Convenience retail is a very small proportion of development value. The information reproduced below is from the CIL evidence base storyboard (CIL-09)

Development type	PDCS (£m <sup>2</sup> )	DCS (£m <sup>2</sup> )		Theoretical max viable CIL (£m <sup>2</sup> )	CIL as % of theoretical max CIL	CIL as % of sale value (£m <sup>2</sup> )
Industrial	£0	£0		- £107	n/a	n/a
Offices	£0	£0		- £217	n/a	n/a
Retail (wholly or mainly convenient)	£125	£125		£195	64%	2.45%
Retail (wholly or mainly comparison) (in town)	£20	£20		£66	30%	0.55%
Retail (wholly or mainly comparison) (edge of town in retail park)	£20	£20		£120	17%	0.55%
Purpose Built Student Housing	£60	£30	Reduced as a result of evidence supplied by representor	£100	30%	1%
Care Homes				£17	n/a	n/a
Public Services & Community facilities				n/a	n/a	n/a
Standard Charge (all devt not separately defined)				n/a	n/a	n/a

10.2 The table shows that CIL as a proportion of value is between 0.55% and 2.45% of value. This will not put delivery of retail at risk in Chichester.