

Chichester Community Infrastructure Levy Examination

Examiner: Mike Hayden BSc Dip TP MRTPI

Programme Officer: Chris Banks

bankssolutions@gmail.com Tel: 01903 783722

Karen Dower
Planning Policy Project Manager
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

11 June 2015

Dear Ms Dower,

Chichester Community Infrastructure Levy (CIL) Examination

At the Chichester CIL Examination hearing on 9 June 2015, we discussed the need for further evidence in respect of the viability of the proposed CIL charges for residential and retail development in Chichester district.

I have considered this further and concluded that further work would be appropriate. This letter and the attached note sets out the scope of the work I am now requesting, as follows:

1. **Residential Development**
Revised residential appraisals which take account of the changes in sales values, build costs and stamp duty since the 2014 base dates in the Viability Study and clear up the apparent discrepancies in residual land values between the viability appraisals in Appendix A and summary Table 8-1.
2. **Strategic Development Locations (SDLs)**
Revised appraisals for the SDLs at West of Chichester, Tangmere, Westhampnett/North East Chichester and Shopwyke, which take account of the above changes in residential sales values, build costs and stamp duty and the full costs for S106 and S278 requirements, infrastructure and site servicing.
3. **Retail Development**
Revised appraisals for convenience and comparison retail development, which take account of the increase in build costs since 2014 and, given the conflicting evidence in paragraph 6.3 and Table 14-1 of the Viability Study on current rents and yields, are sensitivity tested for a range of rents and yields above and below those assumed in the submitted appraisals.
4. **CIL Rates**
Conclusions on the implications of the revised appraisals for the proposed CIL rates for residential and retail development.

The attached note specifies the additional work in more detail. I would encourage the Council to work together with the prospective developers on these matters, but in particular on the input figures for S106/S278, infrastructure and site servicing costs for the SDLs.

In terms of a timescale for this work, the Council indicated at the hearing that it would need approximately 4 weeks to complete the revised appraisals, followed by a 4-week period of consultation. I am satisfied this would give interested parties the opportunity to comment on the additional evidence before I complete my report. The consultation should be with all parties who have expressed an interest in the CIL charging rates as part of the consultation process, to ensure that no one is prejudiced.

If the results of the further work lead the Council to propose different CIL rates, these should be consulted on alongside the additional evidence through a statement of modifications in line with the Regulations.

I would be grateful if the Council would submit the additional evidence set out in the attached note to me via the Programme Officer by **Friday 10 July 2015**, and publish it for consultation by 17 July 2015.

I will ask the Programme Officer to copy this letter to all other interested parties for information. It should also be made available on the website as part of the examination library.

I look forward to your response.

Yours sincerely,

Mike Hayden

EXAMINER