

CHICHESTER CIL EXAMINATION

Further evidence requested from Chichester District Council in respect of proposed CIL Draft Charging Schedule

1. Residential Development

Revise and re-run the appraisals of residential development in the Viability Study (VS), using the following amended inputs:

- a. Sales values based on current residential sales, evidenced by data from an appropriate range of property transactions within Chichester district (as opposed to values of properties on the market) for 2015.
- b. Build costs based on the latest data for 2015 from recognised industry sources.
- c. An allowance for stamp duty based on the current rates for SDLT introduced by the government in December 2014.

The appraisals should be re-run across the full range of scheme scenarios and typologies listed in Table 6-1 and the apparent discrepancies between the residual land values in the summary Table 8-1 and those in the appraisals at Appendix A corrected.

The implications for the maximum chargeable CIL rate for each scheme scenario should be set out in a revised Table 8-1.

2. Strategic Development Locations (SDLs)

For each of the four SDLs at West of Chichester, Tangmere, Shopwyke and Westhampnett/North East Chichester:

- a. Prepare a full and costed list of infrastructure and known abnormals for each site in consultation with the prospective developers/development consortia, which should clearly separate out:
 - S106 infrastructure costs
 - S278 infrastructure costs
 - Other site serving and enabling costs
- b. Revise and re-run the appraisals for each of the sites based on:
 - Sales values as evidenced for the generic appraisals in 1a above, with any market adjustment for strategic site locations.
 - Build costs as sourced for 1b above.
 - Stamp duty as introduced in December 2014.
 - A revised S106/S278 cost/unit based on the costed infrastructure in 2a above.
 - A revised site servicing and enabling cost/hectare based on 2a above.

The implications of the revised appraisals for the maximum chargeable CIL rate for each site should be set out in revised versions of Tables 8-6 to 8-10 in the VS.

3. Retail Development

Revise and re-run the appraisals for retail development, both convenience and comparison, using current build costs based on the latest data for 2015 from recognised industry sources.

Test the sensitivity of the revised appraisals for a range of rents and yields above and below the rents and yields assumed in the submitted appraisals for convenience and comparison retail development in the VS.

The implications of the revised appraisals for the maximum chargeable CIL rate for each type and size of retail development should be set out in revised versions of Tables 14-4, 14-7 and 14-8 in the VS.

4. Conclusions

Overall conclusions should be drawn on the implications of this further work for the proposed charging rates for residential and retail development. If the results lead the Council to propose different rates, these should be set out in a statement of modifications, in line with the Regulations, and made subject to consultation alongside the further evidence.

5. Consultation

The Council should consult with interested parties on the further work and any resulting modifications for a minimum 4-week period.

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11 June 2015