

Purbeck CIL – Comments to the Council at the close of the Hearing on 4 October 2013

I am aware that a great deal of hard work has already been done by the Council in getting to today. However, the evidence base is primarily based on notional data, i.e. modelling of typical development sites in the various zones throughout the District. I raised this concern regarding the need for locally worked examples in my initial questions, and again in my further questions. The DCLG CIL Guidance (April 2013, but it was also in the earlier Dec 2012 Guidance) states (para 27) that a charging authority should sample directly an appropriate range of types of sites across its area in order to supplement existing data.

I am postponing the Examination until the information that I need is forthcoming.

Briefly, what I require is a small number of actual residential development sites, which show the following key elements in the viability equation:

- Existing use value
- Site acquisition costs
- Development costs, including build costs, infrastructure costs, abnormal costs, sales and marketing costs and legal/planning fees.
- Viability cushion
- Cost of policy requirements, e.g. S 106, CSH Level 3
- CIL charge
- Profit margin, as a % of the gross development value
- Residual value

Regarding the size of the sample, I would like one housing site in each CIL zone, ie 6 sites, covering a range of small (around 2 units), medium (around 15 units) and large (around 50 units plus), with at least one brownfield site.

I do not require any other uses to be sampled – so a total of around 8 -12 worked examples showing how CIL would impact on viability would be adequate.

MF 11/10/13