

## **DACORUM BOROUGH COUNCIL**

### **DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE**

#### **EXAMINATION HEARING – 26 SEPTEMBER 2014**

#### **EXAMINER'S NOTE TO DACORUM BOROUGH COUNCIL**

My initial examination of the Council's evidence has identified a number of matters that it would be helpful to clarify prior to the Hearing, as this will save time at the Hearing. I have set these out in the form of numbered requests below.

1. The viability evidence has been undertaken in two stages with different consultants (and approaches) for the two stages. Could the Council clarify the status of the two stages?
2. The Updated Viability Study (July 2013) uses seven 'market areas' for its analysis. Can the Council explain how these market areas have been defined and can it produce a map showing these areas?
3. Could the Council set out, by market area, the scale of new housing development anticipated (numbers and % of the Core Strategy total requirement)?
4. The Updated Viability Study (July 2013) includes a substantial number of residential development appraisal results. Ten different development types are tested in seven market areas and compared against four different land value benchmarks. Further results are generated by sensitivity testing variations in sales values, build costs and affordable housing content (less than the Core Strategy requires). Whilst this is all useful evidence, it inevitably includes many less relevant results such as modelling unlikely development types against benchmark land values that are not prevalent in certain locations. Could the Council clarify the most relevant results for CIL purposes, which will be those that, for a specific geographical location, are policy compliant and relate to the most likely development types compared to the most relevant benchmark land value?
5. Could the Council produce a summary table setting out the percentage viability buffers (above the proposed CIL rates) along with the CIL charges expressed as a percentage of development costs for the key appraisals (the distilled set from Question 4) and the appraisals for the strategic sites?
6. The Updated Viability Study (July 2013) includes Table 6.16.1 which sets out 'maximum CIL indicated by appraisals'. Could the Council explain how the appraisal results have been selected and used to define these maximum rates?
7. The Updated Viability Study (July 2013) includes conclusions on the viability of Extra Care and retirement housing schemes. Could the Council set out the

viability appraisals for retirement housing schemes (these do not seem to be included in the appendices)?

I request that the Council provides a response to me, and publishes that response on its website, in advance of the Hearing date. I have not set a deadline (as my request is made in the holiday season) but would request that the clarifications are made as soon as is reasonably practical.

**Philip Staddon BSc, Dip, MBA, MRTPI      18 August 2014**