

KING'S LYNN AND WEST NORFOLK BOROUGH COUNCIL

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE

EXAMINATION HEARING – 6 SEPTEMBER 2016 (10.00 start)

EXAMINER'S NOTE / HEARING AGENDA

Examiner's Note

My name is Philip Staddon BSc, Dip, MBA, MRTPI. I have been appointed to undertake an independent examination of the Draft CIL Charging Schedule (DCS) published by King's Lynn and West Norfolk Borough Council (KL&WNBC).

The examination is to consider whether the DCS meets the requirements of the Planning Act 2008 and the associated Regulations and Guidance. The impact of the proposed Draft Charging Schedule (DCS) on development viability is the central theme of the examination and the associated Hearing sessions.

The Hearing sessions will be in the form of structured 'round table' discussions, which I will chair. The sessions will provide an opportunity for me to explore and test the Council's evidence and the DCS proposals. Importantly, the sessions will allow Representors to explain their views, and any challenges to the Council's proposals, directly to me (the 'right to be heard').

On the following pages, I have set out an agenda for the Hearing sessions. Each of the agenda topic issues will be discussed and I will invite contributions from the Council and from participating Representors.

The structure of the sessions has a logical flow. It begins by looking at the bigger picture in terms of exploring the development plan for KL&WNBC, in terms of the adopted Core Strategy and the Sites Allocations and Development Management Policies Local Plan. It then looks at the infrastructure needed to support planned growth and the Council's Draft Regulation 123 list, which identifies the types of infrastructure the Council intends to fund using CIL.

We will then move on to explore the viability evidence, looking at the assumptions made and the way the modelling outputs have been used to inform the proposed CIL zones and rates for specified development types. It will allow for discussion on any challenges to the Council's assumptions, approach and its proposals. The final session will also afford an opportunity for participants to sum up their case and, for Representors, to explain what changes they seek to the proposed Draft Charging Schedule.

Any queries about this Examination or the Agenda should be directed to the Programme Officer whose details are:

Miss L. Morton

Tel: 01553 616819

E-Mail: cilprogrammeofficer@west-norfolk.gov.uk

KING'S LYNN AND WEST NORFOLK BOROUGH COUNCIL
DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE

6 SEPTEMBER 2016 (10.00 – 17.00 hours)

HEARING SESSIONS AGENDA

Session 1 – Introductions (estimated time 30 mins)

- Welcome and housekeeping matters (fire, facilities, breaks etc.)
- Introduction from the Examiner and Programme Officer. Overview of the CIL examination process
- Introductions from King's Lynn and West Norfolk Borough Council (and opening statement, if desired)
- Introductions from participating Representors, including a short summary of their interest and issues

Session 2 –The Development Plan (estimated time 45 mins)

This concise session will explore the Council's approach to planned sustainable growth in the borough. It will focus on a factual overview of the adopted Core Strategy and the more recent Sites Allocations and Development Management Policies Local Plan (SADMPLP)¹.

The session will not re-open Development Plan examination issues. Its purpose is simply to fully understand the nature of planned growth in terms of scale, location, site types and policy requirements. This is important because the CIL examination will be considering the viability impacts of the proposed CIL charges on this planned development. Discussion points will include:

Core Strategy (adopted July 2011)

- Portrait of the borough
- Vision and Core Strategy Objectives
- Spatial Strategy – housing and employment
- Affordable housing

SADMPLP

- Examination update
- SADMPLP – content and implications

¹ At the time of writing, I understand that the Council is awaiting the Examiner's report on the SADMPLP
CIL Examination – King's Lynn and West Norfolk Borough Council – Hearing Agenda

Session 3 – Infrastructure evidence (estimated time 30 mins)

This session will explore the evidence concerning the infrastructure needed to support the planned growth in the borough. Discussion points will include:

- King’s Lynn and West Norfolk Infrastructure Study (May 2015)
- Infrastructure Funding Gap
- CIL income projections
- The Draft Regulation 123 List
- S.106 Planning Agreements (post CIL introduction)

Session 4 – Residential development – viability evidence, CIL zones and the proposed CIL Charges (estimated time 3 hours)

This session will explore the Council’s viability evidence and CIL proposals in respect of new residential development. It will explore the modelling assumptions (and the challenges made to these) and the modelling results. It will then look at how this evidence has been used to define the CIL zones and charges for residential development.

Modelling assumptions

- The 9 ‘larger sites’
- The 10 ‘typologies’
- Residential sales values – data sources, geographic variations and the process of defining average sales values
- Affordable housing – scheme content and value assumptions
- Land values – sources and the process of defining assumed land values
- Build costs – sources, dates and robustness
- Enabling and ‘Harman’ costs
- Abnormal costs
- S.106 Planning agreement costs
- Assumed sales rates
- Fees
- Finance
- Acquisition and disposal costs
- Developer profit

Residential modelling results

- Larger sites viability test results
- Development 'typology' sites viability test results

The CIL zones and residential development CIL charges

- The approach to proposed differentiation by area (North East and East / South and West / King's Lynn unparished areas)
- Process of defining CIL rates and the approach to viability 'buffers'
- The proposed CIL charge of £60 per square metre (psm) or residential development in the 'North East and East' zone
- The proposed CIL charge of £40 psm for residential development in the 'South and West' zone
- The proposed CIL charge of £10 psm for residential development in the 'King's Lynn Unparished Area'
- The proposed £0 psm CIL rate for the six specified strategic sites and the effects of CIL (£60 psm / £40 psm) on other strategic sites
- The proposed £0 psm CIL rate for 'Sheltered / Retirement Housing (C3)'

Session 5 - Retail development – viability evidence and proposed CIL charges (estimated time 45 minutes)

- Overview of retail development sector in the borough
- Viability modelling assumptions
- Viability modelling results
- The approach to differentiation by retail type and descriptors ('supermarkets' and 'retail warehouses')
- The £100 psm CIL rate for 'supermarkets'
- The £100 psm CIL rate for 'retail warehouses'

Session 6 – Other CIL matters (estimated time 15 minutes)

This brief session will include discussions on:

- The £0 psm CIL charge for 'any other development'
- CIL payments – instalments policy
- Any other CIL related matters that the Council or Representatives wish to raise.

Session 7 – Summing up and close (estimated time 15 minutes)

In this final session, I will give the participants an opportunity to sum up their views on the evidence. The focus of this session will be on an overarching examination question, which is whether the CIL proposals strike an 'appropriate balance' between funding necessary infrastructure and development viability. The session will include:

- Summing up – each Representor
- Summing up – Council
- Next steps and timetable for report writing / issue
- Close

Mr. P.J. Staddon – Appointed Examiner – 8 August 2016