

South Oxfordshire Community Infrastructure Levy

Virtual Hearing Scheduled for Thursday 18th August 2022 at 10.00am

In the light of the representations made by those requesting to be heard at the examination hearing, the hearing will focus primarily on questions relating to the viability assessment of residential development. The critical issue for the examination is whether the charging schedule sets an appropriate balance between helping to fund the necessary new infrastructure and the potential impact of the levy on the economic viability of development in South Oxfordshire

The following are the main questions that will be considered:

- Should a wider range of residential typologies be tested?
- Has the Modification proposed by the Council addressed the concerns about the viability of development at Didcot Gateway and the land north of Berinsfield?
- Do the updated build cost figures (May 2022) provide an appropriate starting point for the build cost assessments?
- Has an uplift in residential property prices more than compensated for any increased build costs?
- Have additional costs arising from considerations such as Net Biodiversity Gain and Future Homes Standards been adequately addressed?
- Have opening up and infrastructure costs for larger sites been adequately catered for?
- Do the agreed rates in neighbouring areas demonstrate that the proposed rates in South Oxfordshire are too high?
- Have s106 costs been adequately factored in?
- Are the finance costs reasonable in the light of the revised sales rate shown in Table 7.15 of the Addendum Report?
- Does the viability assessment under-estimate build costs of specialist housing such as retirement and care home schemes because it fails to recognise that most such schemes will not be on green field sites?
- Does the viability assessment under-estimate the amount of communal space likely to be provided in specialist housing developments?
- Are the assumed sales values supported by the available evidence?
- Has an appropriate viability buffer been allowed for?

- Is the contingency allowance of 3% on green field sites too low?
- Are the Empty Property Costs in Table 7.4 of the Addendum Report realistic?
- Do the benchmark land values reflect the available evidence?

Other questions

- Is there enough detail in the Infrastructure Funding Gap Statement?
- Is it necessary for the CIL charging schedule to contain details of how CIL revenues should be spent?
- Do the Modifications provide sufficient clarity regarding the implications of the proposed charges for commercial development on strategic sites?

Any other matters not covered above.

Keith Holland

Examiner.

Participants

South Oxfordshire District Council

Beechcroft Developments Ltd

DS2 for Elysian Residences

Homes England

Peter Willis-Fleming

Savills for Maiden Erlegh Trust