DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE
WOKINGHAM BOROUGH COUNCIL
EXAMINATION HEARING – 18 – 19 SEPTEMBER 2014
AGENDA

1. INTRODUCTIONS
   Welcome, housekeeping matters and introductions.

2. EVIDENCE BASE – Development Plan and Infrastructure
   • Wokingham Borough Core Strategy (adopted January 2010).
   • Wokingham Borough Managing Development Delivery Local Plan (adopted February 2014).
   • The suite of supporting supplementary planning documents (SPD) (2010 - 2013).
   • The Infrastructure Delivery Plan (June 2012).
   • The Infrastructure Delivery and Contributions SPD (October 2011).
   • The Infrastructure Planning and Funding Gap Assessment (October 2013).
   • The Draft Regulation 123 List (October 2013).
   • Residual role for S.106 Planning agreements.

3. RESIDENTIAL CIL

   Background Development Plan viability evidence
   • Affordable Housing Viability Study (2008) and Update (2009).
   • Assessment of Economic Viability of Strategic Development Locations (2010).
   • Managing Development Delivery Development Plan Document Viability Study (2012).
The Wokingham CIL Viability Report (February 2013) and Viability Update (August 2013)

Residential CIL Viability Modelling Assumptions

- Benchmark land values (BLV1, BLV2 and BLV3).
- Sales values.
- Value Points (VP1-4).
- Residential development scenarios (modelled schemes) including housing mix and density assumptions.
- Build costs including Code for Sustainable Homes requirements.
- Externals and infrastructure costs.
- Affordable housing.
- Fees, contingencies and finance.
- S.278 and S.106 costs.
- Developer profit.

The Residential CIL Viability Appraisals

- The February 2013 Viability Report appraisals for residential schemes.
- The August 2013 Viability Update refined appraisals (adjusted densities), Strategic Development Location appraisals and appraisals for older persons accommodation development.

The Residential CIL Charges

- The process of defining the residential CIL rates.
- The residential development (excluding Extra Care Housing) CIL charges for the four Strategic Development Locations (SDLs): South of M4 SDL (£300 psm), South Wokingham SDL (£320 psm), North Wokingham SDL (£340 SDL) and Arborfield SDL (£365 psm).
- The residential development (excluding Extra Care Housing) CIL charge of £365 psm for the ‘rest of the borough’.
- The borough wide £100 psm CIL charge for ‘Residential Institutions and extra Care Housing’.

Overall

- The overall effect of the residential CIL charges on the viability of residential development across the borough.
4. **COMMERCIAL CIL**

**The Wokingham CIL Viability Report (February 2013) and Viability Update (August 2013)**

**Commercial CIL Viability Modelling Assumptions**
- Development types – office, retail, industrial, hotel.
- Existing use values and landowner’s premiums.
- Commercial rents and yields.
- Commercial build costs.
- Infrastructure and externals.
- Contingencies.
- S.278 and S.106 costs.
- Developer profit.

**The Commercial CIL Viability Appraisals**
- The February 2013 Viability Report appraisals for commercial schemes.
- The August 2013 Viability Update review of potential retail CIL charges.

**The Commercial CIL Charges**
- The £0 psm CIL rate for retail development in ‘existing town/small town/district centres.’
- The £50 psm CIL rate for retail development for the ‘rest of the borough.’
- The borough wide £0 psm CIL rate for ‘all other development types.’

**Overall**
- The overall effect of the commercial CIL charges on the viability of development across the borough.

5. **Other CIL Matters**

- Discretionary relief for exceptional circumstances.
- Draft Instalment Policy (October 2013).
- Any other matters that the Council and Representors wish to raise.
6. **Round Up and Conclusions**

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.

**Mr. P.J. Staddon – Appointed Examiner – 14 August 2014**