

Broadland District Council, South Norfolk Council and Norwich City Council – Community Infrastructure Levy Examination

Note on proposed rate of residential CIL following Day 1 of the Examination – Erratum

The following underlined text is an erratum to paragraph 3 of the paper issued on Monday 22 October 2012

3. Using unchallenged assumptions, the Examiner cited an example of a one acre scheme in the central area of the city. His example used a benchmark land value of £500,000 per acre (£1,235,500 per hectare) consistent with document EV1 (Viability Advice on CIL/Tariff for Broadland, Norwich and South Norfolk, GVA 2010). He calculated that, taking a 25% allowance for reduction in land value, a total of £125,000 per acre (£308,750 per hectare) is available for CIL monies. Taking an average dwelling size of 90 square metres, this equates to a CIL charge of £10,350 assuming a CIL of £115 per square metre. Dividing the £125,000 per acre by £10,350 per dwelling then equates to a density of 12 dwellings per acre (30 dwellings per hectare).