

Greater Norwich Development Partnership

Summary of general discussion following the CIL Focus Group 12 April 2011, UEA Sportspark

This note provides a summary of the general discussion at the first meeting of the CIL Focus Group on 12 April 2011. The presentation given at this meeting is attached to this note, together with a list of attendees.

- The current infrastructure gap is approximately £300M – the bill excludes AMP funded infrastructure.
- The local authorities expectation is that additional funding will come through from new funding initiatives over time.
- The GNDP will make it clear in the preliminary draft charging schedule consultation as to when CIL will be applied. It was discussed that the current thought is that CIL will likely be applied to all permissions after approval.
- CIL applies to the gross internal floor area
- Direct mitigation will be provided by S106/ S278
- Reg 123 list is not tested, but the GNDP will seek to provide an example list at the time of consultation. The infrastructure list may change over time – CIL gives the flexibility to allow for this. The LIPP is the implementation plan for the Joint Core Strategy and will be updated frequently. Prioritisation and identification of projects will occur through the LIPP process
- CIL can be off-set against In-Kind contributions (e.g. land transfer)
- The administration of CIL will be clear and transparent. No decisions have been made as yet as to how CIL will be administered.
- The GNDP is seeking financial advice on a range of issues including the impact and pressure on prudential borrowing
- The question was asked ‘Have the authorities decided what the New Homes Bonus will be spent on, wouldn’t this contribute to infrastructure costs?’
- Those present commented that Bonds were seen as being unhelpful, they hadn’t worked in the past and were not well liked
- A ‘meaningful proportion’ of CIL will pass directly to neighbourhoods, the Government will be consulting on this in the summer
- The GNDP is seeking further viability advice from GVA on the Charging Zones and will share this with the CIL Focus Group before 10 May. The Preliminary draft charging schedule will include a map showing charging zones on an OS base.

In attendance

Attendees

Paul Clarke
David Copeland
Martin Davidson
Robert Eburne
Ian Fieldhouse
Jerry Fuller
Jonathon Green
Garth Hanlon
Terry Harper
Hugh Ivins
Paul Knowles
John Long
Craig Neilson
Adrian Parker
Mark Sperrin
Graham Tuddenham
Matthew Ward
Andrew Wilford

Bidwells
Beyond Green
Persimmon Homes
Hopkins Homes
Stepford Homes
Iceni Developments
NPS
Savills
Norfolk Homes

Building Partnerships
Bidwells
Ptarmigan Land
Parker Planning
Camland Developments
United Business & Leisure
Barratt Eastern Counties
Barton Willmore

Officers

Ruth Charles
Sandra Eastaugh
Stephen Faulkner
Gwyn Jones
Phil Kirby
Phil Morris
Paul Smithson

GNDP
GNDP
Norfolk County Council
Norwich City Council
Broadland District Council
Norfolk County Council
Norwich City Council

Greater Norwich Development Partnership

Community Infrastructure Levy Focus Group

12 April 2011, UEA Sportspark

Jobs, homes, prosperity for local people



Where are we nationally?

- CIL Regs 2010
- CIL Regs 2011
- Localism Act 2012 (consultation summer 2011)

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What is required to introduce CIL?

- Core Strategy
- Infrastructure evidence and funding gap
- A charging schedule derived from viability evidence

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Where are we locally?

- JCS adopted with commitment to CIL (Policy 20)
- JCS/LIPP Infrastructure evidence – tested at JCS EIP
- Viability Advice - GVA Grimley Dec 2010
- CIL Frontrunners project (DCLG, PAS, PINS, Consultants)

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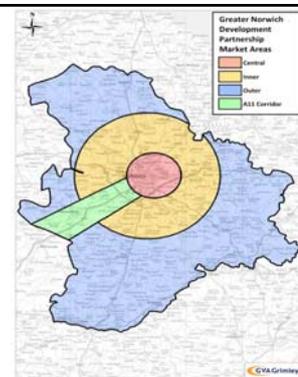
Where are we going?

- Further evidence on viability from GVA – retail, area boundaries
- Further work on green and neighbourhood infrastructure costs; viability of other uses
- Early engagement with developers
- Aiming for charging schedule consultation in the summer
- Submission in the autumn, examination and adoption early 2012

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GVA advice – charging zones



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GVA advice – charging rates

Use	£ per m2
Residential (Central)	225
Residential (A11)	195
Residential (Inner)	170
Residential (Outer)	85
Retail (mall type)	75
Retail foodstore and RWs	10-25
B1	5
B2/B8	10

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Other issues

- Role of S106
- Reg 123 Infrastructure list
- Discretionary relief
- Instalment policy
- Administration and delivery

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Timetable



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Next steps

- Further CIL Focus Groups
- Developer forum 10 May 2011

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