

## **Suffolk Coastal Community Infrastructure Levy Examination**

Examiner: Ms Katie Child BSc (Hons) MA MRTPI

Programme Officer: Mrs Annette Feeney

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Mr Mark Edgerley  
Principal Planner  
Planning Policy & Delivery  
Suffolk Coastal and Waveney District Councils  
**SENT VIA EMAIL**

18 December 2014

Dear Mr Edgerley,

### **Examiner's Initial Questions to the Council**

I have undertaken an initial read of the Charging Schedule, submitted evidence and representations. I have a number of initial questions for the Council, on which it would be useful to have clarification at this stage. The questions are as follows:

1. The residential appraisal methodology in Table 5.1 of the Viability Study (May 2014) indicates that an additional cost over BCIS build costs has been allowed for the achievement of Code Level 4. However, the development appraisals in Appendices A and D of the Viability Study appear to use the basic BCIS build costs of £861/m<sup>2</sup> for houses and ££986/m<sup>2</sup> for flats rather than the enhanced rates. Can you confirm whether or not the additional costs have been included, and explain the calculations if necessary. If the additional costs have not been included, what implications does this have for the evidence base and the Charging Schedule?
2. The residential appraisal methodology in Table 5.1 of the Viability Study (May 2014) indicates that site purchase fees (stamp duty, legal and surveyor fees) have been included in the viability appraisals. Could you explain how these costs have been incorporated into the viability work, as set out in Appendices A and D of the Viability Study? If the costs have not been included, what implications does this have for the evidence base and the Charging Schedule?
3. Can you explain how the 'site value' costs in the residential appraisals in Appendices A and D differ from 'benchmark land values'?
4. Can you provide step by step calculations for the Adrastral Park appraisal of 100 units (in Appendix D of the Viability Study) which explains how the residual land value of £842,450/ha was achieved?

Mrs Annette Feeney, Local Plan Programme Officer, c/o Planning Policy,  
Suffolk Coastal District Council, Melton Hill, Woodbridge,  
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5. The Suffolk Coastal Charging Schedule was published prior to publication of the DCLG Ministerial Written Statement on 28<sup>th</sup> November 2014 which sets out changes to national guidance on affordable housing contributions. What are the implications of the Ministerial Statement for the Charging Schedule and the accompanying evidence base, including the Viability Assessment?

It would be appreciated if you could provide me with a response to these questions by 12th January 2015.

*KH Child*

Inspector

Mrs Annette Feeney, Local Plan Programme Officer, c/o Planning Policy,  
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