

Waveney Community Infrastructure Levy (CIL) Examination

Inspector: Mike Moore BA (Hons) MRTPI CMILT MCIHT
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Mr Samuel Hubbard
Planning Officer (Policy)
Waveney District Council
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2 January 2013

Dear Mr Hubbard

I have had an initial read through the charging schedule, the supporting evidence and the submitted representations. There are some matters on which I would like clarification.

The Draft Charging Schedule includes definitions of supermarkets, superstores and retail warehouses. In the consultation Draft these followed those adopted in the former PPS4: Planning for Sustainable Economic Growth. However, they have been modified in the submitted Schedule in the light of comments made by consultees.

The supermarket/superstore definition now gives no indication of scale. While development up to 100 sqm would be exempt, on the face of it some potentially quite small developments could be captured by the definition. I note that the Viability Study (B3) makes a distinction between developments with a floor area above and below 280 sqm, with the recommended CIL of up to £130 per square metre applying to the larger premises.

Differentiating rates by class of development should only occur where there is consistent evidence relating to economic viability that constitutes the basis for any such differences in treatment. Bearing this in mind, if it is the intention that differential retail CIL rates should apply to different scales of development, is the Council satisfied that the definitions are sufficiently clear and robust that they would be an effective basis for making that distinction? On the other hand, if it is the intention that the £130 psm rate should apply to smaller developments that appear to meet the definition then is this justified in terms of the conclusions of the Viability Study? I stress that I have come to no conclusion as to the merits of the proposed retail rates in this regard.

Mrs Annette Feeney, Programme Officer
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The Background Paper (B1) indicates that the rates proposed in the Charging Schedule would raise £2.44 million over the period to 2025. In the light of the modifications proposed, which postdate the Background Paper, would this figure be changed and, if so, could the revised amount be provided.

There may be other matters on which I may have questions in due course. However, I should be grateful for your early response to these queries.

Yours sincerely

M J Moore

Examiner

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