

Kirklees Council Community Infrastructure Levy Examination Hearing

Council's Opening Statement

Monday 16 September 2019

On behalf of Kirklees Council I would like to welcome the Examiner, Katie Child and those attending this public examination today.

This hearing session on the community infrastructure levy follows the recent adoption of the Kirklees local plan earlier this year.

The viability evidence for the local plan including site specific deliverability evidence was subject to extensive public consultation, thoroughly examined in detail during the written representations and hearing session stages of the examination in public and ultimately determined to be a sound evidence base. The CIL viability evidence base which is to be examined today is consistent with the local plan evidence, and as such is considered to be robust and an appropriate basis for the CIL charging schedule.

The development of CIL started in June 2015 with the council working closely with key national, regional and local stakeholders including consultants, architects, developers, and house builders. These initial sessions were key to shaping the methodology and assumptions allowing a consistent approach to developing a CIL charge for the district.

The council has undertaken extensive consultation on the CIL charging schedule shaping the final charge rate and zones through three separate consultations each supported with robust up to date viability evidence, namely:

- CIL Preliminary Draft Charging Schedule (November 2015) (CIL 012)
 - *Kirklees Local Plan & CIL Viability Study (October 2015) (CIL 003)*
- CIL Draft Charging Schedule (November 2016) (CIL 001)
 - *Kirklees Local Plan & CIL Viability Addendum (September 2016) (CIL 004)*
- CIL Draft Charging Schedule (May 2019) (CILSD/3)
 - *Kirklees CIL Viability Update (May 2019) (CILSD/6)*

At each stage the council has considered representations made with regard to the charging schedule, and considers that the CIL rates set represent an appropriate balance between additional investment to support development and the potential effect on the viability of developments. Furthermore the council considers its approach to date and the final draft charging schedule is generally supported given the limited number of representations and limited attendees around the table today.

The council has prepared its draft charging schedule in accordance with all of the procedural requirements in the relevant Planning Act and CIL regulations. The council recognises that the CIL Regulations 2019 are now in place (1st September 2019), alongside the recently updated national CIL guidance. The council considers its approach entirely consistent with these regulations and guidance subject to some minor modifications put forward in the Councils MIQ response (EH1).

We therefore welcome the examination in public and look forward to constructive discussions on the route to the council adopting CIL.

Cushman and Wakefield are here today acting on behalf of the council as expert witness on viability matters.