

KIRKLEES COUNCIL

COMMUNITY INFRASTRUCTURE LEVY EXAMINATION HEARING

AGENDA

Monday 16th September 2019 at 10.00

The Media Centre, 7 Northumberland Street, Huddersfield HD1 1RL

Please note:

- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at this session. These are available on the Examination website.
- References in brackets [] are to questions posed by the Examiner in the Main Issues and Questions document. This can be viewed on the Examination website.

1. Examiner's Introduction

2. Opening Statement by the Council

3. Legal and procedural matters [1a and 1b]

- Implications arising from the enactment of the CIL Regulations 2019 (1st September 2019)

4. Is the Charging Schedule supported by appropriate available evidence on infrastructure requirements? [2a-2d]

- Infrastructure evidence and the funding gap - changes to the infrastructure list; omission of Dewsbury Riverside link road
- Regulation 123 list - Council plans in the context of CIL Regulations 2019; definition of 'strategic'
- Potential CIL income - links to the housing trajectory and the status of Local Plan sites; definition of 'other exemptions'; windfall development

5. Is the Charging Schedule supported by appropriate available evidence on viability? [3a-3h]

- Value Areas – justification for use of postal areas
- Residential sales values – use of average Land Registry increase; sales values for Dewsbury Riverside
- Build costs – evidence to support the applied rates and threshold of 50 units
- Affordable housing – issue of starter homes

- Other assumptions – professional fees (strategic sites), contingency allowance (strategic sites), finance rate, affordable housing profit, S.106 contributions (strategic sites)
 - Benchmark land values – derivation of and evidence for strategic greenfield allocation figure of £370,650 per hectare
6. Are the proposed residential charging rates informed by and consistent with the evidence on viability? Would the proposed rates undermine the deliverability of the Plan? [4a-4g]
- Charging rates in zones 1 and 2 – justification, headroom and buffer (particularly relating to schemes of 25, 280 and 350 units in zone 2)
 - Charging rate in zone 3 – recent market activity; impact on scheme viability and Plan delivery
 - Strategic sites – justification for the boundaries and proposed rates (with particular reference to Dewsbury Riverside).
7. Other matters
- Two zero charging rates
 - Clarity of the maps
8. Examiner’s closing remarks

Examiner

Katie Child B.Sc. (Hons) MA MRTPI

Participants

- Kirklees Council
- Andrew Rose, Spawforths – for Miller Homes
- Councillor John Taylor