

Kirklees Council
Community Infrastructure Levy – Charging Schedule Examination
Examiner: Ms Katie Child B.Sc. (Hons) MA MRTPI

20th September 2019

Post Hearing note from the Examiner

Message to the Council

Following the CIL hearing on Monday I am writing to confirm that I would like the Council to undertake sensitivity testing on all three strategic housing sites within the Viability Appraisal, with respect to the S.106 costings. At the hearing the Council confirmed that a generic rate of £1000 per unit had been factored into the appraisal work for the strategic sites, within the S.106/abnormals allowance of £370,650. The figure of £1000 is the same as applied to smaller sites. In the context that the strategic sites will have a wider range of infrastructure requirements I consider that the sensitivity testing should apply a range of higher S.106 rates (whilst retaining an abnormals allowance). This should be based, as far as possible, on emerging S.106 work and incorporate potential requirements relating to abnormals. If this work is less advanced in the case of the Bradley and Chidswell sites then broad estimates should be made to inform the selection of standard higher rates. The work should also demonstrate how the headroom for CIL, as set out in table on page 32 of the VA 2019, would alter accordingly.

If you have any questions please do not hesitate to contact me via the Programme Officer.

Katie Child

Examiner