

ID-07 Message to EHDC from Examiner, dated 18 September 2015

Message to the Council:

Thank you for putting together the Examination Response to the Examiner dated 4 September 2015 (EH-07). With regards to issue 2, I note that you have adopted a methodology for calculating the maximum CIL rate which appears to involve applying notional CIL rates and reducing land values. However, the method I have typically seen adopted by other authorities (and which you appear to have broadly adopted for retail and commercial development) involves subtracting the threshold land value from the residual land value to obtain the 'overage' or monies left over and available for a CIL charge (X). The maximum CIL rate per m² is then calculated by dividing X by the floorspace of a scheme (general market).

It may be that the two methods lead to the same result. However, I would request clarification on this matter, and ask you to explain the reasons for the approach you have adopted. In addition, it would be appreciated if you provide me with 3 figures, relating to the residual land value, the threshold land value and the floorspace of a worked example, so that viability buffers can be calculated and can be compared. Appendices 4 and 5 in EH-07 contain a lot of figures, and I would appreciate your clarification as to which figure is the residual land value.

In my original letter I requested viability buffer information for schemes of 1, 3, 5, 10, 25, 75, 100 and 200 units. Your updated Appendix 11 (as set out in Appendix 2 of EH-07) only appears to cover schemes of 10, 25 and 75 units. As previously stated, I will need this information in order to progress the Examination.

It would be appreciated if you could respond with the requested information by [Friday 25 September 2015](#), via the Programme Officer.'