

## Swindon Borough Council

### Community Infrastructure Levy Charging Schedule Examination

#### Programme for Hearing

Tuesday 4<sup>th</sup> November Committee Room 6 of Swindon Borough Council,  
Civic Offices, Euclid Street, Swindon, SN1 2HJ

10.00 Inspector's Introduction  
10.15 Swindon Borough Council's Introduction  
10.30 Issue 1: Justification / Balance / Viability  
11.45 Break  
12.00 Issue 2: Residential Levy Rate  
13.15 Lunch Break  
14.15 Issue 3: Levy Rates on Other Uses  
15.30 Closing Comments  
16.00 Inspector's Closing Remarks  
16.15 Close

#### Key Issues Discussion Paper 9<sup>th</sup> October 2014

##### Issue 1 - Justification/ Balance/Viability

- (i) Is the Schedule justified by **appropriate available evidence**, having regard to the national CIL Guidance (2014), NPPF (*the Framework*), the local economic context and infrastructure needs, the *Local Plan* (LP) and Infrastructure Delivery Plan?
- (ii) Overall, does it **strike the right balance** between helping to fund the new infrastructure required and the potential effects on economic viability of development across the Borough?
- (iii) In terms of the overall costs, broadly what would be the **impact of CIL** in percentage terms for the various land uses and geographical areas?
- (iv) Does the identification of different rates, and in **different geographical areas** of the Borough, give rise to significant anomalies within the Borough?
- (v) The **funding gap** for Swindon clearly includes the identified funding gaps in the schemes set out in the Infrastructure Delivery Plan Schedule [Doc ED2-03]; what is the broad, overall funding gap over the plan period, and approximately how much of this gap would be filled by CIL? Can the Council point to other funding sources which will make good this remaining gap?
- (vi) In the **changed economic circumstances** since the Draft Charging Schedule was issued in July 2013, is there now a case for extending the categories of development which are subject to CIL in Swindon?
- (vii) What is the rationale behind sticking to the **S106 method for providing the necessary infrastructure for the major expansion areas** in the Borough?

Is there not a danger that the limitations of S106 funding for multiple developments in Zone 1 residential areas will restrict the potential for funding for necessary infrastructure?

- (viii) What criteria will the Council use to determine whether **exceptional circumstances** are appropriate?
- (ix) Should there be a policy covering **instalment rates**?

## Issue 2 – Residential Levy Rate

- (i) Is the rate for residential development **reasonable and realistic** in relation to an appropriate balance between helping to fund new infrastructure and the potential impacts on economic viability?
- (ii) If so, how does the CIL rate relate to the S106 tariff based approach on **affordable housing**; if the CIL rate is higher than the existing S 106 tariff, is this likely to reduce the yield of affordable housing likely to come forward from new sites? If the answer is 'yes', how many affordable housing units is the Borough likely to lose in a typical year?
- (iii) Is there a case for a CIL rate for certain forms of **older peoples' housing** (eg Use Class C2) bearing in mind the growing importance of this sector and some evidence that viability considerations are not significantly different from mainstream housing?
- (iv) Is the Council satisfied that the appropriate level of Code for Sustainable Homes (or Building Regulations equivalent) has been factored into the Charging Schedule?
- (v) Has the impact of **S106 contributions**, including for affordable housing, been properly taken into account?

## Issue 3 –Levy Rates on Other Uses

- (i) Are the rates for other uses in the schedule **reasonable and realistic** in relation to an appropriate balance between helping to fund new infrastructure and the potential impacts on economic viability?
- (ii) Is there sufficient evidence to demonstrate that a **zero charge** is appropriate in relation to all uses other than housing and retail? (Many CILs cover uses such as offices, research and development and light industry (Use Classes B1 a, b and c); general industry (Use Class B2); storage and distribution (Use Class B8); hotels and guest houses (Use Class C1). For example, is the Council confident that all the necessary increased water supply and waste water treatment capacity can be secured through S106 Agreements or other means?
- (iii) Is the CIL's 'high level' approach valid for the small number of sites/projects outside the main expansion areas/town centre that are **critical to the delivery of key targets** in the development plan?

***Please note participants are welcome to contribute to any issue of interest.***

**Participants**

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Old Town Group  
Wroughton Parish Council  
WYG