Swindon Borough Council
CIL Examination

Inspector's Further Questions

1. SBC to provide a funding gap update, including information on external funding sources as discussed at the Examination Hearing

2. SBC to provide notes of meeting that took place on 28th October 2014 between SBC and NEV developers and landowners

3. SBC to provide an update to Table 1 (p9) SBC Issue 2 response statement – recalculate hypothetical CIL liability based on inclusion of garages

4. Retail in the New Communities – Inspector concerned that (a) the viability appraisal was unrealistic (theoretical); (b) there was a danger of double counting with S106 costs in addition to CIL; (c) risk of the District Centre at the NEV being unviable.
   SBC to provide a situation update in form of sensitivity tables for the redevelopment of a superstore in the NEV District Centre, increasing the 7,447sq/m (gross) to 11,279sq/m (gross), i.e. an increase of 3,832sq/m (gross), showing:
   (1) Scenario 1 – standard 'theoretical' approach (single-storey plus surface car park
   (2) Scenario 2 – multi-storey development, integrated with other district centre uses

   Each assessment to estimate:
   a) Development costs (land, construction, fees, etc)
   b) Development value
   c) Development value less CIL at £100sq/m
   d) Development value less CIL and S106 cost for
      - Express bus link
      - White Hart Junction improvements
      - Gablecross Junction
      - Green Bridge
      - Green infrastructure
   e) Indication of viability, preferably expressed as a percentage of profit and loss

5. In SBC's letter to WYG, dated 30 May 2013, the Council states that it gave serious consideration to reducing the CIL tariff to zero for new retail floorspace within the NEV development area but then stated that this would raise "a number of wider issues that are not likely to be acceptable". What are these wider issues?

6. SBC to provide an update on its position on CIL rates for major types of retailing.

7. SBC to provide details of S106 contributions received for previous 5 years and projected contributions for the following 5 years.