

PS20 - Local Planning Authority response to the Examiner's query around a reduction in CIL rates arising following the Examination hearing session on 9 January 2018.

During the examination hearing session on 9 January 2018, discussions were held on the impact of a potential reduction in the proposed CIL rates as follows:

- Manydown from a proposed rates of £50 to £30, £20, £10 and £0;
- Hounsome Fields from a proposed rate of £30 to £0; and
- Non-residential uses from a proposed rate of £40 to £0.

The Local Planning Authority were asked to calculate the impact of these changes on the assumed CIL income during the Local Plan period.

As a baseline position, and assuming the rates proposed at the commencement of the examination process (namely that development on Manydown pays £50 psm, Hounsome Fields pays £30 psm and the listed non-residential uses pay £40 psm), document MIQ.01 (August 2017) highlights a potential CIL income of £30.7m. In terms of the baseline position, it should also be noted that no CIL income has been assumed in calculating this figure in respect of:

- Hounsome Field – given that the site benefits from a residential planning permission in line with the Adopted Local Plan; and
- Non-residential uses – given that the Local Plan identifies no specific sites for these uses, places no reliance on their provision for the delivery of the plan and the wide variation in the size and scale of the proposals that may come forward.

The impact on the overall assumed CIL incomes is highlighted in the table below. It should be noted that the since the publication of MIQ.01, the overall estimated income arising from CIL has been reduced to around £30m, as a result of a revised date for its introduction. This reduction in overall CIL income would result in each of the scenarios listed below being reduced by a further £0.7m accordingly, prior to any money being retained for administration costs and the Neighbourhood Fund.

Scenario	Assumed CIL income to 2029 (excluding that amount passed on as the Neighbourhood Fund)
Baseline position (as submitted)	£30.7m
Manydown £30, Hounsome Fields £0 and non-residential £0	£27.0m
Manydown £20, Hounsome Fields £0 and non-residential £0	£25.2m
Manydown £10, Hounsome Fields £0 and non-residential £0	£23.4m
Manydown £0, Hounsome Fields £0 and non-residential £0	£21.5m

The assumptions upon which these figures are based are set out below:

- Assumes rates are as in the Revised Draft Charging Schedule (2016) and the Statement of Modifications (2017)
 - Manydown - £50 per square metre (unless otherwise stated)
 - Basingstoke Golf Course, East of Basingstoke and Upper Cufaude Farm - £80 per sqm.
 - Basingstoke and Tadley - £140 per sqm.
 - Rest of Borough - £200 per sqm.
 - Hounsome Fields – no CIL income given the consent granted.
- Based on residential development in the Housing Land Supply schedule.
- Does not include out of town retail or budget hotel developments given the Local Plan includes no specific allocations.
- Assumes homes already in the planning process will receive planning permission prior to the introduction of CIL so will not pay CIL.
- Assumes that 'affordable homes' will not pay CIL
- All homes which are part of the small site windfall will pay CIL. However, they may be exempt through self-build which has not been specifically calculated.
- Urban / brownfield sites taken from land supply schedule, estimated made based on timing of sites alongside CIL introduction date.
- All windfall and urban / brownfield sites are assumed to be in Basingstoke and will pay CIL at the Basingstoke rate of £140 per sqm.
- Regeneration sites will not pay CIL because unlikely to result in a net increase in floorspace.
- All Neighbourhood Planning sites are assumed to be outside of Basingstoke and Tadley and will therefore pay the rest of Borough rate of £200 per sqm.
- Assumed average market housing size = 90sqm (based on a survey of homes completed with Marnel Park, Taylors Farm, Spencers Place and Park View)
- Self-build / custom-build is exempt from CIL. Assumes 5% self-build on Manydown and East of Basingstoke and 2% on Golf Course and Upper Cufaude Farm and 100% at Trumpet Junction.
- Assumes that all parishes that have started a neighbourhood plan will adopt and receive 25% of CIL through the Neighbourhood Fund.