

Bassetlaw District Council Community Infrastructure Levy

Draft Charging Schedule Examination

Examiner: Anne Jordan BA (Hons) MRTPI

Programme Officer: Carmel Edwards

Karen Johnson, MRTPI
Planning Policy Manager
Bassetlaw District Council
Queens Buildings
Potter Street
Worksop S80 2AH

8th June 2023

Dear Mrs Johnson,

Bassetlaw District Council Community Infrastructure Levy (CIL) Draft Charging Schedule Examination - Initial Questions for the Council

1. I have undertaken initial reading of the Draft Charging Schedule (DCS), the submitted evidence and the representations made on the Bassetlaw District Council CIL.
2. Based on what I have read and the requests from interested parties to be heard at examination, I anticipate there will be a need for a Hearing, for which a provisional date of 25th of July has been identified. In order to satisfy the CIL Regulations for notification of the hearing and to allow time for the Council and those who have requested to be heard to prepare responses to the main issues and questions (MIQs) to be examined, I will need to allow 5-6 weeks advance notice of the Hearing. As I have a few initial questions for the Council, which I have set out below, it appears unlikely that this will be achievable, as I would need to give notice of the hearing by 13th of June 2023.
3. I'd therefore appreciate the Council providing me with details of availability for later dates in early September. I will forward, via the Programme Officer (PO), a draft programme for the hearing, a list of the MIQs, and an examination guidance note in due course. These will need to be issued to all interested parties with the Hearing notice.
4. The Council has also stated a preference for the Hearing to be held virtually. Provided the Council is able to host the event on a reliable video-conferencing platform, which is accessible to all participants, I am happy to proceed on this basis.
5. In the meantime, I have a number of questions and requests for further information arising from my initial examination of the evidence as follows:

Infrastructure Planning Evidence

6. The PPG¹ advises that, at examination, the charging authority should identify the projects or types of infrastructure that are to be funded in whole or in part by the levy, and that, from December 2020, this should be set out in an infrastructure funding statement (IFS). The submitted IFS dates from 2019/2020. I would be grateful if the Council could provide a copy of their IFS for the most recent calendar year.
7. The PPG sets out that as part of the examination of the CIL it is necessary to test that the infrastructure planning evidence demonstrates that there is an aggregate infrastructure funding gap and to confirm the target amount that the charging authority proposes to raise through the levy. As part of the Examination of the Bassetlaw Local Plan I have looked at the proposed list of infrastructure projects in the Infrastructure Delivery Plan (IDP) and I note that this has been updated following the hearing sessions. The updated IDP should be submitted as part of the CIL examination.

CIL Viability Study (CVS)

8. The PPG² expects the viability assessments on which the proposed levy rates are based to be transparent and publicly available and that the proposed levy rates are informed by 'appropriate available' evidence.
9. The CVS does not appear to include copies of the appraisals that were carried out, only extracts from them and details of the variables on which they were based. I would be grateful if the Council could provide the appraisals for each of the residential and non-residential typologies tested in the study.
10. The CVS includes assumptions in relation to brownfield land values which appear to be unsupported by sales evidence in relation to commercial sales values (p38). I would be grateful if the Council would confirm what the assumptions were based on and how they were arrived at.
11. The CVS (p26) contains density and floorplate assumptions for commercial development. I would be grateful if the Council would confirm how these been derived.
12. The CVS (p26) contains density and floorplate assumptions for commercial development. I would be grateful if the Council would confirm the source material on which these are based.
13. The CVS (p27) refers to standard house types. I would be grateful if the Council would confirm the source material on which these are based.

¹ PPG Paragraph: 018 Reference ID: 25-018-20190901

² Paragraphs: 019 Ref ID: 25-019-20190901 and 020 Ref ID: 25-020-20190901

14. The CVS (p29/30) refers to construction costs. I would be grateful if the Council would confirm the source material on which these are based.
15. The CVS (p31) refers to cost assumptions in relation to accessibility standards. I would be grateful if the Council would confirm the source material on which these are based.
16. The CVS (p31) refers to costs assumptions in relation to Biodiversity Net Gain (BNG) and Tree Planting. Can the Council confirm that this will be sufficient to include any tree planting required as a result of revised policy ST50?
17. The CVS (p39) refers to “industry standard” fee allowances. I would be grateful if the Council would confirm the source material on which these are based.

It may be that the evidence to answer some of these questions is already available and that I have overlooked it. If so, please direct me to it. I would be grateful for a response on these points by Friday 14 July 2023. If, for any reason, you are unable to meet this timescale, please advise me when you will be able to submit a response.

I look forward to hearing from you.

Yours sincerely,

Anne Jordan

EXAMINER