

## Oxford City Council

### Community Infrastructure Levy Charging Schedule Examination

29 May 2013 10.00am - Programme V4

#### Welcome and Introductions

#### Opening Statement by Oxford City Council

#### Issue 1 – Evidence base:

##### *Infrastructure needs*

Is the schedule of infrastructure requirements based on an up to date Core Strategy and Infrastructure Delivery Plan (IDP)?

Has the IDP been prepared to include only infrastructure required to support the development of the area?

Are the estimates of likely income from CIL accurate?

Has account been taken of all other sources of funding?

Does the evidence show a likely funding gap?

##### *Economic viability evidence*

Is the CIL Viability Study (VS) based on sound data?

Are the various elements, including land values, sale prices, building costs, fees and profits levels accurate and up to date?

Are the assumptions in the appraisals based on realistic scenarios?

Do the scenarios include a good range of development types subject to charge?

Rep 04 Bus Users UK (Noam Bleicher)

Rep 25 Kier Property & Worcester College (Carter Jonas)

Rep 30 Oxfordshire County Council (Martin Tugwell)

#### Issue 2 – Are the charging rates informed by and consistent with the evidence

##### *Residential*

Is the charging rate soundly based on evidence of housing values across the City?

Do the CIL charges take into account the provision of affordable housing in accordance with the Council's adopted policy?

Do the residential rates take into account reasonable assumptions about site specific S106 requirements? Are the arrangements for and likely impacts of S 106 requirements clear?

Are the assumptions and values regarding student housing valid and robust?

What will be the impact on housing for the elderly? Is there justification for any amendments to impose differential rates of charge in different parts of the city?

#### *Retail development*

Are the assumptions in the retail viability scenarios of the VS robust and consistent with the evidence?

What will be the effect of the CIL on a major scheme in the city centre to re-furbish and extend the Westgate Centre?

Is the rate justified in general terms?

#### *Office, industrial, warehouse and other employment development*

Are the assumptions and values for office developments valid? Is the office rate justified?

Is the proposed rate for industrial/warehouse development justified?

What will be the impact on development at the major manufacturing employer in the city at BMW Cowley?

Will the charge deter any other development across a wide range of employment uses?

#### *Other development*

Does the evidence demonstrate that there would be no significant impact on all other development at the proposed charge rate?

Is the rate for education facilities (including conference venues) justified?

What evidence is there that community development, including facilities for the police and other services, will be viable?

Rep 20 Westgate Oxford Alliance (Turley Associates)

Rep 25 Kier Property & Worcester College (Carter Jonas)

Rep 30 Oxfordshire County Council (Martin Tugwell)

### **Issue 3 – Will the rates put the overall development of the area at risk?**

Is the rate a reasonable proportion of development costs?

What will be the effect on affordable housing provision?

Will the rates prove to be a drag on housing, retail and employment growth?

What will be the effect on the provision of community facilities?

Has an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability been achieved?

Rep 04 Bus Users UK (Noam Bleicher)

Rep 20 Westgate Oxford Alliance (Turley Associates)

Rep 25 Kier Property & Worcester College (Carter Jonas)

### **Issue 4 – Any other matters**

Should the schedule include provisions for exceptions and/or an early review?

Rep 25 Kier Property & Worcester College (Carter Jonas)

The Next Steps.

Close.