

## **RUNNYMEDE BOROUGH COUNCIL**

### **DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SCHEDULE**

#### **EXAMINATION HEARING – 26 OCTOBER 2020**

#### **MAIN ISSUES AND VIRTUAL HEARING AGENDA**

##### **Main Issues and Questions**

- 1) *Has Runnymede Borough Council complied with the legislative requirements set out in the Planning Act 2008 and the Community Infrastructure Levy Regulations as amended?*
- 2) *Is the Runnymede Draft Charging Schedule, as modified by the Statement of Modifications, supported by background documents containing appropriate available evidence?*
- 3) *Are the proposed CIL rates for 'Residential Class C3a, C3c and C4' developments, and the proposed respective charging zones (A – G), informed by and consistent with the evidence on economic viability across the charging authority's area?*
- 4) *Is the proposed borough wide CIL rate for 'Student Accommodation' developments informed by and consistent with the evidence on economic viability across the charging authority's area?*
- 5) *Is the proposed borough wide CIL rate for 'Class B1a Offices Only' developments informed by and consistent with the evidence on economic viability across the charging authority's area?*
- 6) *Is the proposed borough wide zero CIL rate for 'All other development' informed by and consistent with the evidence on economic viability across the charging authority's area?*
- 7) *Overall, does the evidence that has been provided by Runnymede Borough Council show the proposed CIL rates would not undermine the deliverability of the adopted Runnymede 2030 Local Plan?*

##### **Hearing Agenda**

Note: other than the start time, the time periods in brackets are purely indicative / estimates only.

##### **Session 1 – Introduction and Opening Statement (opens at 9.30)**

- Welcome from the Examiner
- Introductions and opening statement (5 minutes maximum) from Runnymede Borough Council
- Introductions and opening statements (5 minutes maximum each) from participating Representatives

Note: it would be helpful if participants emailed copies of any prepared opening statement to the Programme Officer ahead of the virtual sessions. These will not be published or shared with other parties ahead of the Hearing.

## **Session 2 – The Development Plan (10 mins)**

This concise session will explore the Council's approach to planned sustainable growth, as set out in the Runnymede 2030 Local Plan (Document CIL-03) adopted 16 July 2020.

The purpose of this session is to understand the nature of planned growth in Runnymede in terms of the type, scale, location, sites and policy requirements of planned development. This is important because the CIL examination will be considering the viability impacts of the proposed CIL charges on this planned development.

## **Session 3 – Infrastructure Planning Evidence (15 mins)**

This session will explore the evidence concerning the infrastructure needed to support the planned growth. Discussion points will include the following documents and matters:

- Runnymede Infrastructure Delivery Plan – December 2017 (CIL-12)
- Infrastructure Delivery Plan Addendum – January 2018 (CIL-13)
- Runnymede Infrastructure Schedules – May 2018 (CIL-14)
- Infrastructure funding gap evidence (section 3 of CIL-08 and section 3 of CIL-09)
- Draft Infrastructure Delivery & Prioritisation SPD (CIL-17)

## **Session 4 – Economic Viability Evidence – Residential Class Development (2 – 3 hours)**

This session will explore the Council's viability evidence with regard to 'Residential Class C3a, C3c and C4' developments to explore whether it supports the proposed zoned CIL rates. This will be the main session of the Hearing and is likely to last several hours (with a break for lunch 1.00 – 2.00 pm).

It will begin with the Examiner inviting the Council to explain, in summary, the evidence set out in the documents Viability CIL Viability Testing Final Report November 2019 (CIL-10) and CIL Viability Review June 2020 (CIL-11).

Round table discussion points will include:

- The Council's approach to assessing viability
- Modelling assumptions:
  - Land values
  - Sales values
  - Construction costs
  - Housing mix and density

- Affordable housing assumptions and costs
  - Sustainability related construction and development costs
  - S.106 and other infrastructure costs
  - Professional fees
  - Finance, stamp duty, acquisition costs etc.
  - Abnormal / exceptional costs
  - Developer's return
  - Contractor's return
  - Any other assumed variables
- The 'high level testing' (chapter 3 of CIL-10)
  - The analysis of key (larger) housing sites (chapter 4 of CIL-10)
  - Small housing sites analysis (chapter 5 of CIL-10)

The session will then explore how this evidence has been used to define the zoned CIL charging proposals. It will also look at the approach to viability headroom (or buffers) above the proposed rates to allow for existing and future uncertainties.

### **Session 5 – Economic Viability Evidence – Student Accommodation Development (1 hour)**

This session will explore the Council's viability evidence with regard to 'Student Accommodation' developments. It will discuss:

- An overview of the student accommodation development sector activity in the borough
- The Council's modelling assumptions and results
- The proposed CIL rate of £495 per square metre

### **Session 6 – Economic Viability Evidence – Class B1a Office Development (30 minutes)**

This session will explore the Council's viability evidence with regard to office developments. It will discuss:

- An overview of the office development activity and trends in the borough
- The Council's modelling assumptions and results
- The proposed CIL rate of £50 per square metre

### **Session 7 – Economic Viability Evidence – ‘All other development’ (10 minutes)**

This session will explore the Council’s viability evidence with regard to ‘all other development’. It will discuss:

- The Council’s modelling assumptions and results for types of ‘other’ development
- The proposed £0 CIL rate

### **Session 8 – Other CIL Matters (10 minutes)**

This brief session will include discussions on:

- CIL Draft Instalment Policy (Document CIL-16)
- Any other CIL related matters that the Council or Representors wish to raise

### **Session 9 – Summing Up and Close (30 minutes)**

In this final session, I will give the participants an opportunity to sum up their views on the evidence. The focus of this session will be on an overarching examination question, which is whether the CIL proposals strike an ‘appropriate balance’ between funding necessary infrastructure and development viability.

The session will include:

- Summing up – each Representor
- Summing up – Runnymede Borough Council
- Next steps and timetable for report writing
- Close

**Mr. P.J. Staddon – Appointed Examiner – 14 October 2020**