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Address for correspondence

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Date: 20 June 2017

Mr Mark Lambert
Design Environment and Infrastructure Manager
Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

Dear Mr Lambert

Basingstoke and Deane Borough Council Community Infrastructure Levy

I am now in a position to provide you with a number of initial observations following my early assessment of the Draft Charging Schedule and the accompanying evidence.

It would be very helpful in my formulation of my Matters Issues and Questions if you could provide me with the following, or point to evidence which I may have overlooked.

Could you provide me with a concise summary of the differences in assumptions, base dates and primary data between the Residential and Non- residential Community Infrastructure Levy Viability Final Reports of 2013 and 2016.

In addition, I would appreciate clarification of the basis on which the different Benchmark Land Values are to be used.

I also would like an understanding of how the costs implicit within the adopted local plan have been considered and how the figure of £1500 per dwelling for S106 requirements has been derived.

The Council has set differential rates for housing based on both the scale of housing and its geographical distribution. Whilst I note some testing has been done, I could not identify the detailed evidence to underpin this differentiation. Nor, have I been able to find sensitivity data for increases in finance costs, and both falls and uplifts in sales values.

I would also find it useful to have copies of the detailed residential viability assessments setting out clearly any assumptions that were made, including the relevant base dates.

I would appreciate if you could provide me with your Council's initial response in the next ten days, and if the Council considers that further work may be required, an outline of how long it would take.

Obviously, this letter only sets out my initial queries, and does not represent all the issues that I may identify and on which I may seek further clarification.

If you have any queries, please do not hesitate to contact me via the Programme Officer.

Yours sincerely

Louise Nurser

Examiner

Examiner: Louise Nurser BA (Hons) Dip UP MRTPI
Programme Officer: Joanna Vincent BA (Hons)
