

Head of Strategic Planning  
Winchester City Council  
City Offices,  
Colebrook Street  
Winchester,  
SO23 9LJ

22<sup>nd</sup> August 2013

**REPRESENTATION TO THE COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING  
SCHEDULE - STATEMENT OF MODIFICATIONS**

This is a joint representation on behalf of McCarthy & Stone Retirement Lifestyles Ltd. and Churchill Retirement Living Ltd. the market leaders in the provision of retirement housing for sale to the elderly. It is considered that with the extensive experience in the provision of specialist accommodation for the elderly, these companies are well placed to provide informed comments on the emerging Winchester City Council Community Infrastructure Levy (CIL), insofar as it affects or relates to housing for the elderly.

Representations that provided commentary on the Preliminary Draft Charging Schedule were submitted in February 2013, with further submissions to the Draft Charging Schedule submitted in May 2013. In both representations we expressed our concern that the emerging CIL could prohibit the development of specialist accommodation for the elderly at a time when there is an existing and urgent need for this form of development. To illustrate this point we submitted a significant body of evidence, including a number of viability appraisals for a standard sheltered housing scheme using the Homes and Communities Agency's Development Appraisal Tool (DAT). These demonstrated that Retirement / Sheltered housing could not support the Council's proposed CIL liability for residential development and consequentially we requested to present our case at Examination.

We therefore commend the Council for revising its position towards specialist accommodation for the elderly in the proposed modifications to the Charging Schedule. Namely by exempting '*Sheltered housing, Extra Care, or other specialist housing providing care to meet the needs of older people or adults with disabilities*' as per the provisions of modification 2) of the Statement.

The Council's revised position accords with that of both representors and we withdraw our objection to the Charging Schedule. Accordingly, we no longer wish to be heard at Examination, however we would still be interested in attending as observers.

Thank you for the opportunity for comment.

Yours faithfully,



Ziyad Thomas  
Policy Planner  
The Planning Bureau Ltd.