

**Winchester City Council
Community Infrastructure Levy**

Preliminary Draft Charging Schedule, December 2012

Consultation document

Introduction

We write on behalf of our client, the North Whiteley Consortium (NWC) to provide comment on the Preliminary Draft Charging Schedule proposed by Winchester City Council (WCC) and the accompanying evidence base documents.

We wish to be kept fully informed of all subsequent stages of this process and at this stage reserve our position to appear at any Examination in Public.

Comment

The NWC strongly support the approach taken by WCC to set a £nil CIL rate for the three strategic allocation sites within Winchester District, which include North Whiteley. We support the conclusions of the Council and the work undertaken by Adams Integra that confirms, as the substantial infrastructure costs for North Whiteley will be delivered through Section 106 contributions, the viability of the development requires the CIL rate (for all uses) to be set at zero.

Following review of the background documents, including the Infrastructure Delivery Plan, we note the figures referenced by WCC relating to the total costs of infrastructure, the funding gap and a contribution per unit of between £10,000 and £27,000 for the strategic allocations.

Notwithstanding the above WCC is aware of the detailed work undertaken by EC Harris on behalf of NWC with respect to viability, including development and infrastructure costs. This work is currently ongoing, however a clear indication of the viability of the North Whiteley development and the position with respect to anticipated Section 106 costs was presented at the EIP.

In conclusion we fully support the approach taken by WCC to set a £nil CIL rate for the strategic allocation at North Whiteley but reserve the right to enter into detailed negotiation with the Council with regard to Section 106 contributions at the time of the planning application.