

FROSC Report Addendum – 4th November 2013

Paragraph 2.10

The viability report of BNP Paribas no longer concludes that all sites are viable with the CIL charges identified in the PDCS following the inclusion of some additional site requirements into the viability appraisals. BNP Paribas have indicated that the site at Icknield Way is unviable with a CIL level of £150 per sq.m. BNP Paribas recommend that this level is reduced to £120 per sq.m. Officers would still recommend that Members set a 'nil' charge for this site in order to facilitate the expansion

Paragraph 4.2

After Regulations 44 and 45 of the CIL Regulations, the next sentence should read "This would allow charities to carry out enabling development without triggering a full CIL Payment"

Appendix 1 – Draft Charging Schedule

The description of retirement housing within the Schedule should reflect that on page 127 of the report and refer to accommodation with communal floor areas amounting to less than 10% of the gross floor area.

Appendix 4 – Draft Exceptional Circumstances Policy

Under a) the words "which have been identified as essential infrastructure within the Council's annual Infrastructure Business Plan" should be replaced with "which have been identified within the Council's Infrastructure Delivery Plan"

The Infrastructure Business Plan was conceived as a three year programme of infrastructure works on which the Council would prioritise the use of CIL under its proposed Governance arrangements (these arrangements will be subject to a separate CIL report) Although the intent in drafting this policy was to ensure that only projects delivering local infrastructure priorities would benefit from ECR. It would not be possible to secure the items identified in the Infrastructure Business Plan via the S.106 route as this is precluded under the CIL Regulations.