

# Greater Norwich Development Partnership

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## **Summary of general discussion following the CIL Focus Group 5 May 2011, UEA Sportspark**

This note provides a summary of the general discussion points raised at the second meeting of the CIL Focus Group on 5 May 2011. The presentation given at this meeting is attached to this note, together with a list of attendees.

- GVA's further work has led to just two charging zones for residential development. The charges for these zones are the lower values of the original four zones proposed.
- There is one Commercial zone. Further work is being done around Retail to look at ways of differentiating between general retail sites and major food stores.
- The proposed charging zone boundaries are currently indicative only. The final boundary will be shown on an Ordnance Survey base.
- It was questioned why the charges being proposed by GVA are up to 3 times higher than those being proposed by most of the other front runner authorities. It was explained that every location will have different infrastructure and viability evidence. It was suggested that other authorities have chosen to cost less infrastructure to CIL and still rely heavily on S106. It was agreed to look into this issue.
- Those present felt that the proposed charges may amount to almost twice as much as current S106 contributions.
- It was reiterated that CIL will only be charged on market housing.
- Other sources of funding were discussed (New Homes Bonus, s.106, LTP larger funding gaps)
- When will CIL be reviewed? Should it be set at current market value and reviewed as circumstances change?
- Is there options for varying the charge according to a threshold for dwelling size?
- How and when will CIL be paid? Is there scope for phased payments / payment in installments? This was recognised as crucial for viability
- Can charges within zones be graduated according to the size of the individual house. This approach will be looked into but would have to be justified by evidence.
- Council cashflows cannot be fully explored until the CIL figures are agreed
- GVA are to be invited to the next meeting of the Focus Group to talk through the evidence which supports their assumptions on land value and average size of dwellings.
- A number of those present offered to review the draft report and provide constructive feedback with supporting evidence. It was agreed that the report will be circulated once received and checked.

## **In attendance**

### **Attendees**

Ciara Arundel  
Paul Clarke  
David Copeland  
Robert Eburne  
Ian Fieldhouse  
Terry Harper  
Paul Knowles  
Andrew Leeder  
Will Lusty  
Gail Mayhew  
Craig Neilson  
Peter Roy  
Graham Tuddenham  
Matthew Ward  
Andrew Wilford

Savills  
Bidwells  
Beyond Green  
Hopkins Homes  
Stepford Homes  
Norfolk Homes  
Building Partnerships

Savills  
Thorpe & Felthorpe Trust  
Ptarmigan Land  
Richard Pike Associates  
United Business & Leisure  
Barratt Eastern Counties  
Barton Willmore

### **Officers**

Carole Baker  
Helen Bartlett  
Amy Baxter  
Roger Burroughs  
Richard Doleman  
Sandra Eastaugh  
Stephen Faulkner  
Gwyn Jones  
Phil Morris

South Norfolk Council  
GNDP  
GNDP  
Broadland District Council  
Norfolk County Council  
GNDP  
Norfolk County Council  
Norwich City Council  
Norfolk County Council