

Community Infrastructure Levy: Gosport Draft Charging Schedule

Statement on Issues and Questions

Question 1: *Taking into account the limited evidence of non-residential development transactions within the Borough, are the conclusions reached on Existing Site Values for retail warehouses and supermarkets justified?*

Date: 23rd February 2015



GOSPORT
Borough Council

1. For the reasons set out in Viability Addendum Report- (paragraph 11.4.1 Document CIL- 6) Adams Integra [AI] considers that the Existing Site Values used for assessing the viability of retail warehouses and supermarkets are justified and sound. There were 2 responses on this category of use following the Draft Charging Schedule consultation. CIL Rep 5 from Thomas Eggar on behalf of Asda Stores did not challenge the Existing Site Values used. In CIL Rep 11, Barton Wilmore on behalf of Milngate challenged the Existing Site Values within all of the appraisals used by AI stating that the conclusions reached 'were not justified and thus not sound'.
2. For the reasons stated at 11.4.1 in CIL 6, AI considers that there is no other suitable alternative method of reaching a locally relevant Existing Site Value other than that used. In the absence of appropriate and available evidence of local transactions, the method used is considered robust and justified.
3. AI also draws attention to the comments from the Examination of Winchester City Council's Draft Charging Schedule where the Examiner shared AI's views that 'in a slow market where there are few comparable transactions, such a notional development is a reasonable and robust approximation of the middle ground. Subject to sufficient margins being allowed to accommodate the spectrum of development permutations, I consider the approach reasonable'¹.
4. In the absence of any more suitable evidence from any consultees, AI considers that the evidence has allowed sufficient margins to ensure that the proposed CIL level would not put development at risk.

¹ The Planning Inspectorate- Report to Winchester City Council on the Examination of the WCC Draft CIL Charging Schedule by P. Staddon Esq- 7th October 2013- Page 4. - para. 20.