

# Community Infrastructure Levy: Gosport Draft Charging Schedule

## Statement on Issues and Questions

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Question 4: *Is there sufficient clarity to show when a development would be subject to a section 106 agreement, and could any such agreements, when combined with the CIL levy, cause a supermarket development to become unviable?*

Date: 23<sup>rd</sup> February 2015

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**GOSPORT**  
Borough Council

1. A section 106 agreement for a supermarket development may be required on a site specific basis in order to mitigate for the impact of the development on the local residents and infrastructure. It is not the role of the CIL regime to add clarity as to when a section 106 may be imposed. Nevertheless it is recognised that more often than not, a section 106 agreement and section 278 agreements are required due to the significant impact that supermarket development has on the local community.
2. Consequently as stated in CIL 6<sup>1</sup> an additional allowance has been added to the planning costs and professional fees along with the other larger margins referred to in respect of the construction costs. Therefore, as it is not appropriate to make a guess at the level of contribution, an adequate allowance for site specific section 106 or section 278 contributions has been made through these adjustments and the buffer.
3. These additional costs coupled with a CIL charge have been shown not to cause a supermarket development to be unviable.

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<sup>1</sup> CIL 6- page 19- paragraph 11.4.7 and appendix 4