

Community Infrastructure Levy: Gosport Draft Charging Schedule

Statement on Issues and Questions

Question 5: *Are the proposed CIL charges prejudicial to development schemes involving the conversion of existing premises?*

Date: 23 February 2015



GOSPORT
Borough Council

1. It is very difficult to define what a typical conversion is as each type will have its own distinct characteristics. It is considered that generally the build costs associated with a conversion will lower than those associated with new build. Conversion schemes or development on brownfield sites are generally less expensive than on a greenfield site. This is because a good amount of infrastructure will be present such as utilities, highways and the like. Furthermore there will usually be cost savings on ground works where the ground will have been previously compacted and concrete foundations can be crushed and reused saving considerable costs of importing materials including the associated transport costs.
2. Consequently we consider that conversions or brown field development costs will be lower than those used in the viability study. It is considered that the revenues achieved from a conversion will be similar to those achieved from new build. As a result it is considered that these types of development would be able to support a higher CIL charge rather than a lower one.
3. Therefore the proposed CIL charges are not prejudicial to schemes involving the conversion of existing premises.