

WEST OXFORDSHIRE CIL EXAMINATION

Examiner's Update on CIL Hearings

1. Further to my previous note of 8 October (IN CIL 02) I confirm that some limited CIL related matters concerning residential viability will be discussed at a joint hearing with the Local Plan Hearing on Issue 4 on **Thursday 26 November** at the Council's Offices at Witney, commencing at 10.00. The CIL matters to be discussed are those which are most closely related to the Local Plan matters concerning affordable housing and viability.

2. The matters relevant to CIL to be discussed at this hearing are:

- Whether Witney is justified as a medium value zone, especially given that it was previously included as a low value zone.
- Whether the assumed sales value for new homes on development sites in Witney are reasonable.
- Any viability issues related to the Council's policy requirements for accessible and wheelchair housing and custom-build plots.
- Whether the residential typologies in the Council's viability assessment (Aspinall Verdi, February 2015, Plan document VIAB 1 and 1a/CIL document CIL 4 and 4a) include a 25% uplift in build costs to take account of the anticipated zero carbon requirements; whether any such adjustment is now required; and, if not, whether its inclusion in the viability assessment provides an additional buffer for any higher than assumed build costs and/or higher site infrastructure costs. *This matter was included in IN CIL 02 (paragraphs 10 and 11) as a matter for a Statement of Common Ground which may obviate the need for much discussion.*

3. These matters will be weaved into my agenda for Local Plan Issue 4 and issued about a week before the start of the hearings. It will be sent to all confirmed participants and published on the CIL and Local Plan Examination webpages.

4. Please confirm to the Programme Officer by **6 November** whether you want to be a participant on the above CIL matters at the hearing on Thursday 26 November. Please do so even though you may already be a participant in the Local Plan programme for this hearing.

Further hearings

5. For 2 reasons I am not proposing a separate CIL hearing on Friday 27 November. Firstly, only a few parties wish to be heard and most of the concerns are likely to be best addressed in joint hearing with Local Plan matters. Secondly, in response to the concerns I raised about the *greenfield/brownfield*

terminology in the Draft Charging Schedule, the Council (see WO CIL 01) is planning to prepare maps to create different zones for these areas. These maps will need to be published for comment as a modification. The need for any bespoke CIL hearing is best considered after consultation on this change has been completed.

6. The second stage Local Plan hearings are provisionally due to commence on Wednesday 3 February 2016. The CIL matters relating specifically to the viability of the East Witney and North Witney Strategic Development Areas will be considered in the Local Plan hearings on those allocations. Any bespoke CIL hearing to cover any remaining CIL matters would be at the end of this 2nd group of hearings.

7. The general principles set out in my Guidance Note (IN 005) for the Local Plan hearings apply equally to participation at the hearings by those who made representations on the CIL. However, as previously indicated, I am not requesting any pre-hearing statements other than in the form of Statements of Common Ground as requested in my previous note.

6. Please ask, via the Programme Officer, if you have any questions on the progression of the CIL Examination.

Simon Emerson

Examiner

20 October 2015