



Stronger in partnership

## ACTING CHIEF EXECUTIVE

Mr Chris Snarr	Dealt with by:	Steve Bambrick
Intelligent Plans and Examinations	Your Ref:	CIL-ED1
29 Monmouth Street	My Ref:	SB/KM19/let022
Bath	e-mail:	steve.bambrick@chilternandsouthbucks.gov.uk
BA1 2DL	Direct Line:	01895 837340
	Date:	20 September 2019

Dear Mr Snarr

### **Regulation 19 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) Submission of Documents for Examination**

Chiltern and South Bucks District Councils are pleased to submit their Community Infrastructure Levy Charging Schedules for Examination. This follows the close of the consultation on 23 August 2019 during which 50 representations were made.

Chiltern and South Bucks District Councils, as the local charging authorities, believe that the Draft Charging Schedule sets an appropriate balance between helping to fund necessary new infrastructure and the potential effects on the economic viability of development across the district.

The Councils have commissioned viability studies to support the CIL charging rates. The viability studies employ a residual valuation approach, using reasonable standard assumptions for a range of factors such as building costs (including Code for Sustainable Homes requirements), profit levels, fees etc.

The draft Charging Schedule is supported by detailed evidence of community infrastructure needs. On this basis, the evidence which has been used to inform the Charging Schedule is robust, proportionate and appropriate.

The Councils' decision to set rates at £35 and £150 per square metre, depending on the uses proposed, is based on reasonable assumptions about development values and likely costs. The evidence suggests that most types of development will remain viable across most of the two Districts if the charge is applied.

In setting the CIL charging rate the Councils have had regard to detailed evidence on infrastructure planning and the economic viability evidence of the development market in Chiltern and South Bucks. The Councils have tried to be realistic in terms of achieving a reasonable level of income to address part of an acknowledged gap in infrastructure funding, while ensuring that a range of development remains viable across the authorities' area.

I believe the Councils have complied with the Legal requirements. The Charging Schedule complies with National Guidance. Further, the Charging Schedule complies with the Act and the Regulations, including in respect of the statutory processes and public consultation and is supported by an adequate financial appraisal and evidence base.

Community Infrastructure Charging will be a key element contributing to the delivery of the infrastructure necessary to support the growth envisaged Chiltern and South Bucks, especially considering the significant element of the new homes will be delivered on small sites within our built-up areas and on previously developed land identified in the HELAA.

The Submission includes the following:

- Chiltern and South Bucks Draft Charging Schedules Consultation Document;
- Statement of representations received, and account taken by the Councils;
- Copies of representation received;
- Viability study and appendices, Infrastructure Delivery Plan and Infrastructure Funding Gap;
- Council report for approval of Draft Charging Schedule Review to be submitted for Examination;
- Preliminary Draft Charging Schedule;
- Schedule of comments on Preliminary Draft Charging Schedule; and
- Council reports for approval to consult on the CIL Preliminary Draft Charging Schedule

These documents will be made available on our website via the following links:

Chiltern [www.Chiltern.gov.uk](http://www.Chiltern.gov.uk)

South Bucks [www.southbucks.go.uk](http://www.southbucks.go.uk)

We confirm our wish to appoint Mr Salter BA MRTPI as the examiner.

A hearing date has been agreed with yourselves, should representors continue to wish to be heard. This has been arranged to take place at 10 AM at South Bucks Districts Council's Chamber on 5 November 2019.

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Capswood  
Oxford Road  
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For clarity the Councils have not made any modifications to the Draft Charging Schedules.

We have appointed Mr Ian Kemp to be the Programme Officer for the examination. Mr Kemp's contact details as follows:

Mr Ian Kemp  
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Worcestershire  
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Classification: OFFICIAL

A paper copy of the above documents has also been sent to your office. Please contact the Councils through Programme Officer or directly to Simon Meecham [simon.meecham@chilternandsouthbucks.gov.uk](mailto:simon.meecham@chilternandsouthbucks.gov.uk) 01494 732175 should you require any further information.

The public libraries within Chiltern and South Bucks and the Council Offices in Amersham and Denham are the deposit points for the submission documents.

Yours sincerely

A handwritten signature in black ink, appearing to read 'SB', is positioned above the typed name and title.

**Steve Bambrick**  
**Acting Chief Executive**