

Swyddfa Brisió Cás Newydd/Newport Valuation Office

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Mr. P.J Staddon, BSc, Dip, MBA, MRTPI
The Planning Inspectorate

Eich cyf/Your Ref:
Ein cyf/Our Ref : 1432681/NGT

(Sent via E-mail to Caerphilly CBC for
onward transmission)

Gofynnwch am/Please ask for: Nick Tyldesley
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Dyddiad/Date : 10th January 2014

Dear Sir,

**Re: Further information for consideration during joint Examination of
Caerphilly and Merthyr Tydfil County Borough Councils' draft
Community Infrastructure Levy (CIL) Schedules**

Please find attached (within host email) four further documents that I believe may be of assistance in the public examination and review of the above matter.

The first two documents are reproductions of the external works data provided in Savills representations dated 30th April 2013. Document A) is a simple reproduction of what Savills submitted (with a few minor additions, which I highlight within the document). The second document, 'B) DVS review of external works (£80 psf)', shows the impact upon % external works (and other additional development costs i.e. abnormal costs) if the construction cost rate is increased to £80 per square foot.

The third document is a simple chart which shows the relationship between house prices and construction costs (as indices) over the period from January 2005 to December 2013. The house price data is taken from the Land Registry online resources, whilst the construction cost data is taken from the Royal Institution of Chartered Surveyors (RICS) Building Cost Information Service (BCIS) subscription services.

You may well already be very familiar with the final document, which is the RICS "Financial Viability in Planning" professional guidance note. However, it addresses many points relevant to this examination (e.g. the assessment of land values etc) and so I wanted to ensure that a copy was available to the examination.

I hope this note and the email attachments are of some assistance to the examination.

Yours Faithfully

**N G Tyldesley BSc (Hons) MRICS
Principal Development Surveyor
DVS**

Other documents attached within host email:

- 'A) DVS review of external works (£70 psf)'
- 'B) DVS review of external works (£80 psf)'
- Chart showing relationship between house price and construction cost indices
- RICS Financial Viability in Planning professional guidance note