

Post Hearing Document

PH.2

Please find attached for the Examiner's attention the updated CIL figures which calculates the residual per square metre based on the market dwellings only. Column P provides the updated values when the affordable dwelling floorspace is removed. The individual site viability buffers have been recalculated, as have the average buffers for each viability zone in each local authority. We have also updated the figures for the CIL charge as a percentage of Gross Development Cost and Gross Development Value with the assumption that only the market dwellings will contribute to CIL rather than all dwellings.

We also attach a revised version of Appendix H which corrects the construction cost rate per m² for the 3 Bed (IFS) HS (75) from £100 to £739. As Appendix H relates to Caerphilly's site 6, this amendment has resulted in a change in the residual value for the site and the CIL residual per square metre. These amendments are also reflected in the updated CIL figures spreadsheet.

We have investigated the concerns raised regarding the significant difference in the residual values of Caerphilly's sites 12 and 13 given the similarities in site size and benchmark land values and a discrepancy in the floorspace figure used to calculate the residual per sq m in the original spreadsheet was identified. Once the correct floorspace figure for site 12 is used, the residual figure improves significantly and is more in line with site 13.

We hope the Inspector finds this information useful.

(Received 16/1/14 from Caerphilly County Borough Council)