

## COMMUNITY INFRASTRUCTURE LEVY – CHARGING SCHEDULE EXAMINATION

### ISSUE 5 – Other matters

(v) S106 method for providing the necessary infrastructure for the major expansion areas

1. I understand the S106 method for the major expansion areas (including the Yeovil UE) limits infrastructure opportunity outside the site-specific requirements to that related to making the site deliverable in planning terms. As S106 obligations are reduced under CIL regulations the opportunity to use additional developer funding for the wider community is lost unless CIL is applied. This is not just for the Parishes of East Coker and Mudford but also for the wider Yeovil and Council Areas. The East Coker Parish is preparing its Draft Neighbourhood Plan for consultation, which identifies future aspirations and see CIL as a positive means of achieving these aspirations for the community.

The BNP Paribas 2015 Addendum states that they have been prudent and made appraisal assumptions in excess of current S106 charges to ensure viability is not adversely affected by CIL. They go on to state that the S106 element is at the top end of the range of contributions. Therefore they have already over estimated costs to take account of CIL.

2. Two existing key-site developments have already had S106 Obligations reduced at appeal. This has meant the Council having to seek alternative funding streams or reduce infrastructure. There remains a mechanism to appeal S106 Obligations and thus are potentially susceptible to appeal. CIL is more certain and transparent for both the community and developer.

What I would wish to happen:

The evidence indicates that the Yeovil Urban Extension is viable for a CIL levy to be applied at the £40 m<sup>2</sup> rate and this would not put the viability of the development in jeopardy. **I would recommend that the Examiner requests SSDC to make modification to the CIL Draft Charging Schedule to amend the rate for the Yeovil SUE's from a zero rate to a £40 m<sup>2</sup> rate.**