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WARWICK DISTRICT COUNCIL

COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE JUNE 2013

REPRESENTATIONS ON BEHALF OF

BURMAN BROTHERS

July 2013

Regulated by RICS

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1. BACKGROUND

- 1.1. We have considered your draft document and the justification for the calculation and resultant Draft Charging Schedule and set out our representations below on behalf of our Clients.

2. REPRESENTATIONS

- 2.1. We understand fully the differential Charging Schedule proposed by Warwick DC for the strategic and non-strategic sites. However, the major urban areas of Warwick, Leamington Spa and Kenilworth are not identified for a higher level of CIL charging than that proposed for the outlying rural areas. In our view this methodology and charging rate ought, more properly, to recognize the very substantial differential in urban land values, ie substantially higher than those pertaining to the rural areas and rural settlements, ie much lower.
- 2.2. Again in our view therefore, it is appropriate to adopt a ceiling of £250 for Zones A, B and C and for the rural areas a ceiling value at a lower level should be adopted and preferably £200 or, where appropriate, £225. It cannot be reasonable in property terms not to have such a differential notwithstanding that it would be normal for a greater contribution to community facilities in the urban areas and the urban extensions.
- 2.3. Therefore we would propose a ceiling level of £200 for both the Zone D (residential) and (strategic sites) as the right and appropriate level.
- 2.4. In terms of the lower levels the proposal is for a figure of £140 in respect of Zone D (strategic sites). In our view we would submit that it is more appropriate and fair to adopt a figure of £120, which is the same figure as that for the Zone A (strategic sites) because we cannot understand the methodology and justification why the proposal should be higher at £140 when residential values in the rural areas are always significantly lower than in the urban areas or urban extensions.
- 2.5. We do believe that the methodology, and thereby the calculations pertaining from these, need much more thorough investigation in our view and there are clear flaws in the justification as referred to above.
- 2.6. Finally, it must be made clear in any successor document to this one that the definition of "strategic" for the rural areas must include all those sites / locations identified in table 4.4 of the Revised Development Strategy and particularly that the primary service villages and secondary service villages allocations are accepted as strategic, ie Hatton Park as an example.
- 2.7. We should be pleased if you would register these representations and keep us fully informed of the progress of this Draft Charging Schedule and any further opportunity that will be made available for representations.