

Community Infrastructure Levy: Gosport Draft Charging Schedule

Statement on Issues and Questions

Question 3: *Has an appropriate balance been struck between the desirability of funding infrastructure and the potential impact upon the economic viability of supermarkets?*

Date: 23rd February 2015



GOSPORT
Borough Council

1. CIL levels of up to £120 per m2 have been tested for supermarket development and shown to be viable in Gosport. £120 per m2 is the level being levied by several neighbouring authorities¹ and has been examined in public and shown to be robustly evidenced.
2. The proposed level of £60 per m2 has been set at a level of half the neighbouring authorities in order not to unduly impact on the economic viability of supermarkets. It is proposed at such a low level in order to encourage development in the Gosport borough where the CIL level may be an influencing factor. It is felt that any less than a 50% reduction would not be significant enough to make a difference to a developer.
3. Draft Regulation 123 list (Document CIL -2) identifies the infrastructure improvements needed. The proposed CIL charge of £60 per m2 for supermarkets is considered to be set at a very fair level in order not to jeopardise development from coming forward whilst making a contribution towards the identified infrastructure projects.
4. Therefore an appropriate balance has been struck.

¹ See CIL 6- Page 19 Table 12.1