

# **Brighton & Hove City Council Community Infrastructure Levy Examination**

**2 April 2019**

## **Brighton & Hove City Council's Opening Statement**

On behalf of the council we would like to welcome Mr Bridgwater, participants and observers to Brighton and Hove City Council's Community Infrastructure Levy (CIL) examination hearing. The council welcomes this hearing as part of the process towards commencing a CIL charge.

We are a tightly constrained and compact city situated between the South Downs National Park and the Sea. Our population is growing, and in 2017 was estimated at 288,000. We have an up to date City Plan Part One which was adopted in 2016.

This Plan sets out the strategy for future growth and development in the city to 2030. It sets out key citywide strategic policies for issues such as housing delivery and employment provision; it indicates where development will be directed and allocates several strategic sites. The council is now bringing forward an emerging City Plan Part Two which sets out detailed development management policies and proposes further site allocations. Adoption is proposed for 2021.

The Council's Infrastructure Delivery Plan (IDP) is one of three Annexes to the adopted 2016 City Plan Part One and was tested as part of that examination. The IDP and 2017 update, demonstrates a clear funding gap between the provision of infrastructure required to support development required by City Plan Part One, and funds available to provide this infrastructure. The IDP is a live document and the council has committed to update the IDP every two years. The proposed levy rates will contribute towards the required infrastructure and in this way support the implementation of the city's planning policy framework.

The Community Infrastructure Levy is intended to collect developer contributions in place of s106 obligations relating to education, recreation and sustainable transport. These obligations will be scaled back on introduction of the CIL charge and the council's Developer Contribution Technical Guidance will be updated to reflect this change.

The council firmly considers that the submitted charging schedule fully meets the statutory requirements of the Planning Act 2008 and the relevant CIL Regulations as confirmed in our responses to the procedural questions and in the council's full statement. The draft Charging Schedule has evolved through its statutory stages of preparation with effective involvement of the public and key stakeholders at all the relevant stages in accordance with the Council's Statement of Community Involvement (SCI). The council is satisfied that the draft charging schedule is supported by appropriate and robust evidence. The list of the relevant evidence is published on the Council's website.

This includes the commissioning of viability consultants Dixon Searle Partnership who prepared a CIL Viability Study to investigate the potential capacity for a CIL. The viability work reflects best practice methodology and an appropriate range of development typologies that represent the variety of development expected to come forward over the plan period. The CIL Viability Study is necessarily undertaken at a strategic level. Two addendums to the VS have also been prepared responding to viability issues raised through the consultation processes and have informed the progression of this CIL charging schedule to this examination stage. In undertaking further viability review, additional appraisals and sensitivity analysis throughout the process, the council has sought to provide appropriate, robust and up to date evidence to support its submitted DCS and the proposed modifications whilst mindful of strategic infrastructure which must be provided to support and enable development within the city plan, and mindful that this is a different manner of collection of an existing developer obligation.

It is therefore considered that the council has properly considered all appropriate available evidence and carried out wide ranging engagement and consultations, taking into account and reviewing all responses made at each stage of preparation. Viability work has formed an integral part of this iterative process. Throughout the process, the council has endeavoured to come to a suitable, practical and equitable approach that will work as part of a continued wider approach of securing developer contributions. In this way the council is satisfied that an appropriate and proportionate balance has been struck between the additional investment to support development and the potential effect on development viability, as required under Regulation 14.

Thank you for allowing the Council to make an opening statement.