

31/08/23

Dear Examiner

Please see attached a revised ED-001-OPDC-B taking account of your queries. We apologise for the drafting anomalies.

The individual schemes have now been labelled as either residential or commercial.

We have also added in a column working out the number of private units on the residential schemes (column 13 in attached).

The key calculation is working out how many private units there are and how much each private unit would have to pay in terms of s106 post adoption of CIL. This calculation is achieved by totalling all s106 contributions (column 24) then deducting those that in future would be covered through CIL in accordance with our revised Planning Obligations SPD (column 27) and then dividing this by the number of private units (result of this calculation in column 30).

The average residual s106 contribution now comes out at slightly more than £1,500 per private unit using the examples of implementable s106s in ED-001-OPDC-B.

However, this includes 2 Portal Way for which we have received a valid new planning application (planning reference 23/0136/FUMOPDC) which is for a commercial scheme. If we were to exclude this s106 from the calculation as it will not now be implemented then the average residual s106 contribution would come down to £1,369 per private unit, well below the £1,500 accounted for in the viability evidence.

On the basis of the revised ED-001-OPDC-B we continue to consider that an allowance of £1,500 per unit for residential schemes and £30 per square metre for commercial schemes is a reasonable proxy to account for the residual s106 contributions that OPDC would look to secure from schemes in addition to any CIL liabilities due as a result of the rates set out in the Draft Charging Schedule.