Eastbourne Local Plan: Evidence Document

COMMUNITY INFRASTRUCTURE LEVY
Revenue Analysis

FEBRUARY 2014

FINAL REPORT

In support of Eastbourne Borough Council's
Community Infrastructure Levy Charging Schedule
1. Introduction

1.1 The Council (‘the Charging Authority’) is required to calculate the anticipated level of revenue that will be collected as a result of the proposed Community Infrastructure Levy (CIL) charges. The Council have proposed the following charges in its Draft Charging Schedule (February 2014), which is subject to a six week representation period.

<table>
<thead>
<tr>
<th>Type of Development (Planning Use Class)</th>
<th>CIL rate/sq. m for net additional floorspace</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (C3) *</td>
<td>50</td>
</tr>
<tr>
<td>Retail (A1-A5) #</td>
<td>80</td>
</tr>
<tr>
<td>All other uses</td>
<td>0</td>
</tr>
</tbody>
</table>

* Where there is a net gain in dwellings
# Where the development is 100 sq. m. or greater.

1.2 The following section of this report outlines the amount of liable development that is proposed as part of the Council’s spatial development strategy under the residential (C3) and retail (A1-A5) categories.

Residential development

1.3 Proposed residential development that will be liable for a CIL charge will include: (i) greenfield development; and (ii) brownfield development, where there will be a net gain in dwellings and additional floorspace created, compared to the existing floorspace already on the site. Appendix A provides a full list of all the proposed residential development sites that have the potential to be liable for a CIL contribution, once CIL is formally adopted. This discounts sites that currently have planning permission. However these permission may lapse and may then become liable for a CIL charge at a later date on when resubmitted. It is not possible to predict the rate at which this will occur.

1.4 It is approximated that just under £3 million could be collected from residential schemes through CIL monies over the plan period.

Retail Development

1.5 All retail development (A1 to A5 Use Classes) will be liable for a CIL charge if the proposal generates 100 sq m or greater of additional floorspace. These schemes are likely to come forward as extension to existing retail areas, as there are no additional sites that have been allocated for retail development within the Local Plan. Some sites, such as the Town Centre Arndale Extension, Sovereign Harbour Retail Park extension and Langney Shopping Centre extension already have an extant planning permission. However, if revised or renewed planning applications come forward once CIL is adopted then they will be liable for a CIL payment.

The approximate revenue that could be generated from the above development sites is as follows:
Town Centre Arndale Extension – 16,090 sq m (£1,287,200)
Sovereign Harbour Retail Park – 6,342 sq m (£507,360)
Langney Shopping Centre – 4,000 sq m (£320,000)

1.6 In summary a potential sum of £2.1 million could come forward through CIL revenue in total on all three schemes.
### Appendix A

#### Potential Residential Developments that will be liable for a CIL payment

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site Location</th>
<th>Development Type</th>
<th>Net Unit Potential</th>
<th>Net Units Remaining</th>
<th>Unit Floorspace</th>
<th>Zone</th>
<th>Assumed value (dph)</th>
<th>Assumed value (per unit)</th>
<th>Available for development?</th>
</tr>
</thead>
<tbody>
<tr>
<td>BA01</td>
<td>Retail/Servicing East of London Road</td>
<td>änn</td>
<td>68</td>
<td>1</td>
<td>£1,125,000.00</td>
<td></td>
<td></td>
<td></td>
<td>Larger houses could be accommodated</td>
</tr>
<tr>
<td>BA02</td>
<td>Retail/Servicing East of London Road</td>
<td>änn</td>
<td>68</td>
<td>1</td>
<td>£1,125,000.00</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

As identified in Affordable Housing Implementation Technical Note

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