

City of York Council. Draft Infrastructure Levy Examination

Tuesday 2nd September at 10:00. Priory Street Centre YO1 6ET

Hearing Agenda

Introductions.

Explanation. The written representations are comprehensive and clear. There is no need for those appearing to repeat the substance of their representation. The hearing will largely concentrate on obtaining the response of the Council and their viability consultant to the matters raised in the representations that the examiner believes warrant further consideration/clarification.

Residential Development Costs. Are they realistic in the York context? Do the cost calculations take adequate account of anticipated legislative changes?

Purpose Built Student Accommodation. Are the costs and values supported by the available evidence?

Benchmark Land Values. Relationship to typologies tested. Can the BLVs for PBSA be justified?

S106 Assumption. Is the figure of £8274/unit for non-strategic sites reasonable?

Abnormal Costs.

Viability Buffer/Headroom. Comparison with 2022 buffer. Applicability to medium/large and strategic sites

Identification of Strategic Sites.

Build-to Rent and Co-living. Relevance in York.

Any Other Matters.

Keith Holland

Examiner

Participants

York City Council

CBRE for Danehurst

Guild of Media Arts

Lichfields for Hungate (York) Regeneration

O'Neill Associates for Various Clients

QUOD for Langwith ST15

Rapleys for British Sugar