

## HS9: Matter 3 – Are the rates informed by, and consistent with, the evidence available?

### Issue 6 – Instalments Policy

#### QUESTION 1

Is the proposed instalments policy justified and effective?

1. Yes. The introduction of an instalment policy is mentioned at Paragraph 12.55 of CSD6, Viability Assessment Update (August 2022). This is the most recent viability assessment and follows various earlier studies including the Whole Plan and CIL Viability Assessment (NCS, May 2016), CIL Land and Property Appraisal Study (heb, April 2016), CIL Viability Construction Cost Study (Gleeds, March 2016). Whilst this is historic an instalment policy was proposed at that time.
2. This has been carried forward and is reflected in CSD6, Viability Assessment Update (August 2022).

As set out in CSD2, Statement of Modifications (February 2023) reference 5 sets out the need to modify the instalments policy. Consultation representations highlighted that the proposed instalments included a gap between £50,000-£100,000. Additionally, the proposed policy was unclear how instalments for developments of exactly £500,000 should be applied, as this charge would relate to two instalment ranges. Amendments to the proposed policy ensure there are no gaps within the ranges and improves the clarity of the policy for users.