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15 July 2016

Local Plan Team,
 Sefton Council,
 Magdalen House,
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 Bootle
 L20 3NJ

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Our Ref DRN/CH/MEL

Dear Sirs,

On behalf of Bellway Homes (NW) Ltd I am pleased to attach Cushman & Wakefield's critique of Sefton's Preliminary Draft Charging Schedule for the Community Infrastructure Levy in the Borough. In preparing this critique we have reviewed the following documents:

- Map of the different charging zones
- Sefton Local Plan & Community Infrastructure Levy - Economic Viability Study [December 2014]
- Sefton Community Infrastructure Levy - Economic Viability Study [February 2016]
- Community Infrastructure Levy Addendum Report – Apartments [May 2016]
- Draft 'Section 123' list
- Draft CIL Instalments Policy

We understand that following the close of the consultation period today, an update to the draft charging schedule and the supporting information will be made to take account of:

- Comments made
- Updates to the Local Plan following the Inspector's Report [expected September 2016]
- The impact of the introduction of starter homes [expected late summer]
- The review of the Community Infrastructure Levy national guidance [expected this summer]
- An update of house prices, build costs and other financial evidence

Following which the Council will publish a Final Draft Charging Schedule for comment later in the year [expected November] and will aim to submit the charging schedule and comments made for examination early in 2017.

We trust that our comments and observations are of assistance in the next steps of preparing the final Draft Charging Schedule and respectfully request that we are kept informed of all progress up to and including the examination early next year.

Yours sincerely

[REDACTED]

Derek Nesbitt, MRICS

Director

RICS Registered Valuer

For and on behalf of

DTZ Debenham Tie Leung Limited