

LJ/1732A/10(10April15)Warwick

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10 April 2015

Dear Sir/Madam

## **WARWICK COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE – MARCH 2015**

On behalf of our client, Wm Morrison Supermarkets Plc ('Morrison's'), we write to object to the proposed CIL rate of £105/sq.m for convenience based supermarkets, superstores and retail parks.

We previously submitted representations in support of the proposed £75/sq.m charge for convenience based supermarkets, superstores and retail parks which was set out within the preliminary draft charging schedule (July 2013). We considered that this level of contribution is unlikely to harm the viability of proposed retail developments of any scale.

Whilst we acknowledge that the Draft Charging Schedule has been informed by a Viability Assessment Update Addendum Report prepared by BNP Paribas (November 2014), our client is gravely concerned that the proposed £105/sq.m charge will have a significant adverse impact on the overall viability of future (large) convenience based retail development in the district. This is of particular concern when taking into account other costs for local infrastructure works and other contributions required as part of typical S106 Agreements (such as highway works which are typically expensive to ensure large scale retail developments function well).

We consider that the draft charge will put undue additional risk on the delivery of foodstore proposals and will be an 'unrealistic' financial burden. This, in turn, poses a significant threat to potential new investment and job creation, especially in regeneration areas, at a time of economic recession and low levels of development activity.

We would be grateful if you could take into account the above comments when progressing the CIL Charging Schedule, and ensure that we are kept informed of progress of the document.

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We trust that the above is helpful, however if you have any queries or require any further information please do not hesitate to contact Lucie Jowett at the address above.

Yours faithfully



PEACOCK AND SMITH

Cc R Bakes Esq. Wm Morrison Supermarkets Plc.