

**CHILTERN DISTRICT COUNCIL
SOUTH BUCKS DISTRICT COUNCIL**

**COMMUNITY INFRASTRUCTURE LEVY
CHARGING SCHEDULE EXAMINATION**

HEARINGS PROGRAMME

Examiner – Geoff Salter BA, MRTPI

Hearings on 5 November 2019 10 am

To be held at: Council Chamber, South Bucks District Council, Capswood, Oxford
Road, Denham, Uxbridge, UB9 4LH.

This programme should be read in conjunction with the Examiner's
Briefing Notes

Mr Ian Kemp, Programme Officer, PO Box 241, Droitwich, Worcestershire, WR9 1DW

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4/10/2019

Community Infrastructure Levy Charging Schedule Examination

Programme for Hearings at 1000 hours on Tuesday 5th November 2019

1. Examiner's Opening Statement
2. Councils' Opening Statement
3. General matters -
 - a. *Has the Charging Authority complied with the procedural requirements in the 2008 Act (part 11 and section 221) and the relevant Community Infrastructure Regulations?*
 - b. *Is the draft charging schedule supported by appropriate available evidence on infrastructure planning and economic viability and is there sufficient and suitable evidence of an aggregate funding gap to demonstrate the need for a CIL charge?*
4. Issue 1 – Commercial Levy Rates
 - a. *Should a size threshold be applied for Class A1 retail uses, and, if so, on what basis and at what rate for new retail floorspace?*
 - b. *Does the status of Garden Centres under the CIL charging schedule require clarification and, if so, how should that be achieved?*
 - c. *Are the rates for developments such as offices (Class B1), hotels (C1) justified?*
5. Issue 2 – Residential Levy Rates
 - a. *Is the viability evidence appropriate, including in regard to assumptions made in the residential appraisals for sales values (market and affordable housing), land values, build costs, residual S106 costs, developer profits and residential densities?*
 - b. *Is the uniform rate for Class C3 dwelling houses justified across both Council areas and supported by the viability evidence?*
 - c. *Is the threshold of 400 dwellings/10 ha for a zero rate appropriate? Should the areas to which this applies be clarified and, if so, how? Are school sites within such areas exempted?*

6. Issue 3 – Other uses

a. Are the rates for other uses such as non-residential institutions (D1), assembly and leisure uses (D2) appropriate and justified by the viability evidence?

b. Should a rate of £35/sq m be applied to all other development types, including schools and hospitals?

7. Any other matters

a. Is the Councils' approach to exceptional/discretionary relief from CIL appropriate?

b. Any other matters.

Participants

Berkeley Homes

Brown Not Green

Buckinghamshire NHS Healthcare Trust

Chalfont St Peter Parish Council

Renaissance Retirement

Sally Roberts

The Portman Estate

Transport for London

Turley for Taylor Wimpey

Whitbread Group Plc