

CHRISTCHURCH AND EAST DORSET COUNCIL'S COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION

Partial review of the charging rates for residential development of less than 40 dwellings which do not provide an on-site SANG

DRAFT HEARINGS PROGRAMME

Examiner – Jameson Bridgwater PGDipTP MRTPI

Hearings on Tuesday 12 April 2016 – 10:00

To be held at: The Council Chamber, Christchurch Borough Council, Civic Offices, Bridge Street, Christchurch BH23 1AZ

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

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Day 1

10:00 – Examiner's Opening Statement

10:10 – Council's Opening Statement in relation to matters listed below

10:20 – Session 1 – Residential development of less than 40 dwellings which do not provide an on-site SANG

Part One - Residential development

(a) Is the local levy rate for residential development (£70) justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's recently adopted planning policies with particular regard to the provision of affordable housing?

(b) Overall does the rate strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability with particular regard to securing the delivery of housing in Christchurch and East Dorset in accordance with the recently adopted Christchurch and East Dorset Local Plan Part 1 - Core Strategy?

Part Two – Residential on sites of 10 units or less or less than 1000 sqm floorspace – Only applicable if there is a legislative change or change in national guidance where no affordable housing is required within the threshold.

(a) Is the local levy rate of £150 for Residential on sites of 10 units or less or less than 1000 sqm floorspace – Only applicable if there is a legislative change or change in national guidance where no affordable housing is required within the threshold justified by appropriate available evidence having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's recently adopted planning policies with particular regard to the provision of affordable housing?

Supplementary questions

Is the proposed rate justified by local policy and or national guidance and legislation?

Is the proposed rate permitted under the regulations, specifically Regulation 13 which limits how differential rates can be set?

The approach involves differentiating by residential use (Reg 13(1)(b)), floorspace (Reg 13(1)(c)) and number of dwellings (Reg 13(1)(d)), which are all provided for in the regulations. Therefore does differentiating by whether an Affordable Housing contribution is payable fall within any of the Regulation 13(1) categories?

Other matters

The opportunity for participants to raise any directly related issue that they consider has not been covered in relation to the Examination?

Invited Participants: TBC, plus Council

There will be a short break of approximately 10 minutes during both the morning and afternoon sessions.

13:00 – 14:00 – Lunch Break

16:00 – Close.