

Purbeck District Council

**Community Infrastructure Levy
Charging Schedule Examination**

Examiner's Hearing: Timetable of Issues for Examination

Examiner – Mike Fox BA (Hons) Dip TP MRTPI

Hearings commence Tuesday 8 October 2013

To be held at –
Purbeck District Council Offices
Westport House
Worgret Road
Wareham
Dorset
BH20 4PP

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

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Hearing Programme: Tuesday 8 October 2013

10:00 Examiner's Opening Statement

10:10 Council's Opening Statement

10:20 **Issue 1 – Justification/Balance/Viability**

- (i) Is the schedule justified by appropriate available evidence, having regard to national guidance, e.g. the NPPF (*the Framework*) or in the local economic context and infrastructure needs, including in relation to the *Purbeck Local Plan* and the *Purbeck Infrastructure Plan and Delivery Schedule 2006-2027*?
- (ii) Overall, does it strike the right balance between helping to fund the new infrastructure required and the potential effects on economic viability of development across the borough?
- (iii) In terms of the overall costs of a scheme, broadly what would be the impact of CIL in percentage terms for the various land uses?
- (iv) What is the justification for identifying different rates in different geographical areas of the District, and is the Council confident that the boundaries of these areas are appropriately and unambiguously drawn?
- (v) What is the current gap between the cost of the planned infrastructure and the likely level of resources other than CIL? What proportion of this gap would be filled by CIL?

11:30 **Issue 2 – Residential Levy Rate**

- (i) Are the rates for residential development reasonable and realistic in relation to an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?
- (ii) If this is the case, how does the CIL rate relate to the S106 tariff based approach on affordable housing? If the CIL rate is higher than the existing S106 tariff, would this reduce the yield of affordable housing likely to come forward from new sites? If the answer is 'yes', how many affordable housing units is the District likely to lose in a typical year?
- (iii) Has the impact of S 106 contributions, including those for affordable housing, been properly taken into account?

13:00 Lunch

14:00 **Issue 3 – Levy Rates on Use Classes C2 and C3: Care Homes and Sheltered and Retirement Housing**

- (i) Are the rates for Use Classes C2 and C3 reasonable and realistic in relation to an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?
- (ii) The Council's Statement of Modifications in relation to C2 and C3 uses is significant and potentially far reaching. Are the reduced rates of £100/sqm in Swanage/the Coast and £30/sqm in Wareham/Purbeck Rural Fringe justified?

16:30 **Issue 4 – Levy Rates on Other Uses**

- (i) Are the rates for the other uses listed in the schedule reasonable and realistic in relation to an appropriate balance between helping for fund new infrastructure and the potential effects on economic viability?

17:30 Close

Participants: Purbeck District Council; Affpuddle & Turnerspuddle Parish Council; Arne Parish Council; Bloor Homes; the Charborough Estate; Churchill Retirement Living/McCarthy and Stone; Dorset County Council; and Wyatt Homes.

Further questions

- The Examiner is considering a number of issues which have been raised in the representations and he will be submitting questions linked to these issues on the Council's website in the next few days.

Further written responses

- Any written comments on the above issues should be sent to the Programme Officer, to arrive no later than **5:30pm on Tuesday 1 October 2013.**

Note – There will normally be a short break mid-session for 10-15 minutes in the morning/afternoon.

Mike Fox

Examiner

09 September 2013