

**WOKING BOROUGH COUNCIL
COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION**

Agenda for hearing session 10:00 hours Wednesday 11 June 2014

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| Examiner | - | welcome, introductions and opening statement |
| Council | - | confirmation that legal and procedural requirements have been met |
| Council | - | Opening statement |
| All | - | Any questions about procedure |

Note:

The hearing will be run on a rolling programme. Each topic will be discussed in full in the order set out. Breaks will be taken at appropriate times mid-morning, lunch and mid-afternoon.

Issue 1 - Is the Charging Schedule supported by appropriate evidence

Infrastructure needs

Is the Infrastructure Delivery Plan up-to-date and was it subject to examination as part of the Core Strategy Examination? Does it properly reflect infrastructure needs likely to arise from new development, rather than existing development?

Does the evidence show a likely funding gap between infrastructure needs and available funding?

Has account been taken of all other potential sources of income in assessing whether there is a likely funding gap?

Economic viability evidence

Is the Council's viability assessment based on sound data and reasonable assumptions? Are the various elements listed below accurate and up-to-date?

Benchmark land values
Sale values
Standard build cost
Professional fees
Profit levels
Affordable housing requirements
S106 contributions

Should promotion and abnormal site costs have been taken into account in assessing viability?

Has the viability assessment assessed the viability of an appropriate range of development sites likely to come forward during the lifetime of the Charging Schedule?

Have the costs of providing specialist accommodation been considered in the viability assessment? If not, should they have?

How are changes in house prices since the viability assessment was carried out likely to affect the assessment of viability?

Issue 2 - Are the charging rates informed by and consistent with the evidence

Residential

Does the evidence support the charging of two differential rates of CIL? Is there evidence to support a higher charge in rural areas and areas outside the town centres?

Does the proposed charging rate incorporate a suitable viability cushion?

Is it appropriate for CIL to be charged on essential housing for rural workers, or on housing for rent?

Has appropriate consideration been given to types of development such as various types of specialist accommodation for the elderly in setting the proposed charging rates? Is there any evidence that the proposed charging rates would impact disproportionately on such forms of development?

Retail

Is it appropriate for the charge to apply to retail development in the rural area when it is part of a farm diversification scheme?

Other development

Does the evidence show that non-residential and non-retail development would not be viable if a levy was charged?

Issue 3 - Will the rates put the overall development in the Council's area at risk?

How would the rates of CIL proposed in the Charging Schedule impact on the economic viability of development across the Council's area?

What is the likely effect on viability of applying the proposed charging rate of CIL to large residential development sites? How would that affect overall delivery of the Core Strategy?

Is there any evidence that requiring CIL to be paid in respect of Class C3 housing for the elderly would result in such development not coming forward? If that were to be the case, how would that affect delivery of the Core Strategy?

What would be the likely effect of CIL on house prices?

What would be the relationship between CIL and payments/infrastructure required under section 106 undertakings?

What would be the effect of the proposed CIL charging rates on the provision of affordable housing in the area?

Should relief be offered if delivery of the Core Strategy is threatened by the level of CIL being charged?

Is there an appropriate mechanism for reviewing the viability evidence from time to time? Should reviews be carried out more frequently than every 5 years?

Issue 4 - Any other matters

Appropriateness of the Regulation 123 list

Should the Schedule include provision for instalments as proposed? Is the instalment scheme proposed appropriate?

Should the Charging Schedule be extended to include other forms of development?

Sara Morgan
Examiner
May 2014