

**EAST HAMPSHIRE DISTRICT COUNCIL
COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION**

**Monday 1 June 2015
@The Wey Room, Penns Place, Petersfield, Hampshire GU31 4EX**

PROGRAMME

9.30am – 5.30pm

1. Introduction

- Examiner's Opening Statement
- Council's Opening Statement (*optional*)

2. Legal and procedural matters

- Basis for the Examination
- Procedural compliance
- Development plan preparation

3. Is the Charging Schedule supported by appropriate available evidence on infrastructure requirements? To include discussion on:

- Infrastructure Delivery Plan
- Estimated CIL income
- Operation of CIL and S.106 regime

4. Hotel development

4a – Is the proposed hotel levy rate supported by appropriate available evidence on viability? To include discussion on:

- Typologies
- Viability inputs and assumptions (*including capital value per room, rental income, build costs, fees, and existing site values*)

4b - Is the proposed hotel levy rate informed by and consistent with the evidence? Does the evidence demonstrate that the proposed hotel levy rate would not put development at serious risk? To include discussion on:

- Whitehill and Bordon Regeneration Project Zone
- Levy rate and overall viability buffer
- Hotel delivery

5. Residential development

5a – Are the proposed residential levy rates supported by appropriate available evidence on viability? To include discussion on:

- Site size typologies and strategic sites
- Viability inputs and assumptions (*including sales prices, building costs, S.106/S.278 costs, affordable housing, contingencies, fees, benchmark land values*)
- Sheltered housing
- Site sampling

5b - Are the proposed residential levy rates informed by and consistent with the evidence? Does the evidence demonstrate that the proposed residential levy rates would not put development at serious risk? To include discussion on:

- Definitions in the Draft Charging Schedule
- Whitehill and Borden Regeneration Project Zone
- Other CIL Zones and site size thresholds
- Sheltered housing
- Overall viability buffers
- Housing delivery

6. Retail development

6a – Is the proposed retail levy rate supported by appropriate available evidence on viability?

6b - Is the proposed retail levy rate informed by and consistent with the evidence? Does the evidence demonstrate that the proposed retail levy rate would not put development at serious risk? To include discussion on:

- Definitions in the Draft Charging Schedule
- Whitehill and Borden Regeneration Project Zone
- Levy rate and overall viability buffer
- Retail delivery

7. Other Matters

8. Examiner's Closing Remarks

Participants

East Hampshire District Council

Bell Cornwell on behalf of Lamron Estates Ltd.

East Hampshire Tourism and Marketing Partnership