

East Hampshire District Council
Community Infrastructure Levy Examination

Examiner's Initial Questions to the Council – 13 February 2015

I have undertaken an initial read of the Charging Schedule, submitted evidence and representations. I have a number of initial questions for the Council, on which it would be useful to have clarification at this stage. The questions are as follows:

1. The Infrastructure Delivery Plan (IDP) (Document Reference CIL 3) refers to the preparation of a separate IDP for the Whitehill and Borden Eco-Town and states it will be attached as Appendix 2 prior to submission of the CIL Charging Schedule. Appendix 2 does not appear to have been included in the submission version of the IDP. It would be appreciated if you could provide me with a copy of this document or any alternative information on infrastructure requirements relating to this strategic site.
2. From the submitted evidence it appears that most of the Whitehill and Borden Eco/Green Town will be situated within a nil CIL rate charging zone, whilst part will lie within a £60 charging zone. However, the submitted CIL Viability Assessment documents (CIL 10, CIL 11 and CIL 12) focus on sites of up to 75 dwellings, and do not appear to include testing of strategic sites. These are complex documents so it would be appreciated if you could point me in the direction of the viability evidence that underpins the proposed charging zones for the Green Town. I note that paragraph 7.14 in the Council's report to Cabinet on 28 January 2015 (CIL 16) refers to additional testing of strategic site viability at Whitehill and Borden.
3. As set out in my email dated 12 February 2015, it would be appreciated if you could provide me with a worked example of a residential development appraisal, similar to the commercial examples in Appendix 8 of the Economic Viability Assessment (CIL 10).

It would be appreciated if you could provide me with a response to these questions by **Friday 27 February 2015**. Many thanks for your assistance.

Katie Child
Examiner