

WORTHING BOROUGH COUNCIL COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION

DRAFT HEARINGS PROGRAMME

Examiner – Jameson Bridgwater PGDipTP MRTPI

Hearings commencing at 10:00 on Tuesday 28 January 2021

To be held virtually using Zoom

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

**Linda Amos
Programme Officer**

Tel: 01903 221334

e-mail: programmeofficer@adur-worthing.gov.uk

Agenda

10:00 – Examiner’s Opening Statement

10:10 – Council’s Opening Statement

In their opening statement the Council will be asked to confirm that the Community Infrastructure Levy Schedule has been prepared in accordance with:

- The statutory procedures?
- The Council’s Local Plan and Infrastructure Delivery Plan?
- The consultation requirements set out in the Regulations?
- Is it supported by a viability appraisal?
- If there are any fundamental procedural shortcomings?

Preliminary Matter – Infrastructure Funding Gap

- a. What is the overall amount of Infrastructure Funding required to deliver the quantum of development identified within the various adopted and emerging planning policies for Worthing?
- b. What level of funding has been secured from s106 and the existing CIL regime in Worthing since it has been introduced?
- c. Can the Council provide a projection of the level of funding that will be secured from the CIL and taking this into account what would be the overall Infrastructure Funding Gap in Worthing?

10:30 – The Proposed CIL Rates

Part One

Residential Including retirement/sheltered housing

10 dwellings or less (all dwelling types) - £125sqm

- a. Is the local levy rate of £125sqm for 10 dwellings or less (all dwelling types) justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- b. Does the local levy rate of £125sqm ensure an adequate viability buffer (it is helpful to clarify this in percentage terms) when measured against the minimum and maximum viable CIL rates for 10 dwellings or less (all dwelling types)?
- c. Overall, does the rate of £125sqm for 10 dwellings or less (all dwelling types) strike an appropriate balance between helping to

fund new infrastructure and the potential effects on economic viability?

More than 10 dwellings (excluding Flatted development) - £125sqm

- d. Is the local levy rate of £125sqm for more than 10 dwellings (excluding Flatted development) justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- e. Does the local levy rate of £125sqm ensure an adequate viability buffer (it is helpful to clarify this in percentage terms) when measured against the minimum and maximum viable CIL rates for more than 10 dwellings (excluding Flatted development)?
- f. Overall, does the rate of £125sqm for more than 10 dwellings (excluding Flatted development) strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Flatted development of more than 10 dwellings - £25sqm

- g. Is the local levy rate of £25sqm for Flatted development of more than 10 dwellings justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- h. Does the local levy rate of £25sqm ensure an adequate viability buffer (it is helpful to clarify this in percentage terms) when measured against the minimum and maximum viable CIL rates for flatted development of more than 10 dwellings?
- i. Overall, does the rate of £25sqm for flatted development of more than 10 dwellings strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Extra Care Housing - £0sqm

- j. Is the local levy rate of £0sqm for Extra Care Housing justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- k. Overall, does the local levy rate of £0sqm for Extra Care Housing strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability (viability buffer)?

Greenfield housing development - £200sqm

- l. Is the local levy rate of £200sqm for Greenfield housing development justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- m. Does the local levy rate of £200sqm ensure an adequate viability buffer (it is helpful to clarify this in percentage terms) when measured against the minimum and maximum viable CIL rates for Greenfield housing development?
- n. Overall, does the rate of £200sqm for Greenfield housing development strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Invited Participants: TBC, plus Council

Part Two
Retail

Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.) - £150sqm

- a. Is the local levy rate of £150sqm for Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.) justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- b. Does the local levy rate of £150sqm ensure an adequate viability buffer (it is helpful to clarify this in percentage terms) when measured against the minimum and maximum viable CIL rates for Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.)?
- c. Overall, does the rate of £150sqm for Foodstore/Supermarket/Retail Warehousing development (greater than 280 sq.m.) strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Other forms of retail - £0sqm

- d. Is the local levy rate of £0sqm for other forms of retail justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?

- e. Overall, does the local levy rate of £0sqm for other forms of retail strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability (viability buffer)?

Part Three

All other development

- a. Is the local levy rate of £0sqm for all other development justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the various adopted and emerging planning policies for Worthing?
- b. Overall, does the local levy rate of £0sqm for all other development uses strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability (viability buffer)?

Invited Participants: TBC, plus Council

Part Four

Other Matters

- a. Where differential rates are set by zone, does the charging schedule adequately identify the location and boundaries of zones in accordance with (Regulation 12(2)(c) that requires this to be on an Ordnance Survey map which shows National Grid lines and reference numbers)?

17:00 – Close.

There will be a lunch break and short breaks of approximately 15 minutes during both the morning and afternoon sessions.