

# **Examination of the East Devon Community Infrastructure Levy**

## **(CIL) Charging Schedule**

### **Hearing 1**

**09:30 Thursday 13 March 2014**

The Community Infrastructure Levy Guidance (April 2013) states that the independent examiner should establish that:

- the charging authority has complied with the requirements set out in Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations
- the charging authority's draft charging schedule is supported by background documents containing appropriate available evidence
- the proposed rate or rates are informed by and consistent with, the evidence on economic viability across the charging authority's area; and
- evidence has been provided that shows the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole

A number of representors seek to add projects to the Council's list of infrastructure schemes and/or wish certain projects to be given priority. However, these matters are out with the scope of this examination.

#### **Residential**

1. Are the proposed levy rates for residential development in the 3 zones justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's emerging Local Plan?
2. Will the proposed rates threaten the delivery of affordable housing in the District?
3. Does the viability evidence support a differentiation between general residential development and elderly/retirement accommodation?
4. Are the boundaries of the 3 charging zones justified by appropriate available evidence?

#### **Retail**

5. Are the proposed levy rates for retail development in the 2 zones justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's emerging Local Plan?
6. Is a flat rate of £150 per square metre for all sizes of retail development (over 100m<sup>2</sup>) justified by the appropriate available evidence?

7. Are the boundaries of the 2 charging zones justified by appropriate available evidence?

Participants

East Devon District Council  
8 Ottery St Mary Town Council  
521 National Trust  
3209 East Devon New Community partners  
6326 Persimmon Homes SW Ltd  
6737 Devon County Council  
6751 Strategic Land Partnerships  
6754 House Builder Consortium Group  
6770 Mr Stephen Ashworth  
6772 Eagle Land  
6775 Devonshire and Cavanna Homes