

Brighton & Hove City Council Community Infrastructure Levy Examination

Areas of Further Work

At the CIL Examination public hearing held on 2 April 2019, the Examination Inspector requested that the City Council and its viability consultants Dixon Searle Partnership work with appropriate parties (representors Turley and Turner Morum) and provide additional viability information/appropriate evidence and further consideration/ clarification regarding the following specific matters:

1. In relation to Part One (Q.1) of the Examiner's Hearing Agenda, whether the C3 zone 2 CIL charging rate of £150 sqm is justified by the available and appropriate evidence with specific respect to the 500 residential unit typology aligned to the proposed strategic site allocation for the Sackville Trading Estate/Coal Yard site (Policy SSA4) as identified in the Draft City Plan Part Two. As part of this further consideration, the elements of Benchmark Land Value and Buffer were noted.
2. In relation to Part One (Q.1) of the Examiner's Hearing Agenda, whether the C3 zone 2 CIL charging rate of £150 sqm is justified by the available and appropriate evidence with specific respect to the 700 residential unit typology aligned to the strategic site allocation for the Toads Hole Valley (Policy DA7) site identified in the adopted City Plan Part One.
3. In relation to both 1) and 2) above whether, as a result of further consideration of any additional appropriate and available evidence that may be provided by representors, either or both sites should be included in the nil CIL charge zone within the council's submitted CIL charging schedule (Part Three (Q.3) of the Hearing Agenda) or subject to a reduced CIL charge.
4. In relation to Part Two (Q.2) of the Hearing Agenda, the requirement for further specific viability appraisal(s) for Extra Care / Assisted Living development typology and further consideration of an appropriate definition for this category of development to aid implementation should an appropriate CIL charge be demonstrated to be justified after giving this further consideration.
5. In relation to Part Five (Q.5) of the Hearing Agenda, the council to provide further clarification regarding the CIL Charging Schedule supporting notes for 'Retail - Other Shopping Units development – including town centre comparison retail - £50sqm.'

The City Council will prepare a further written statement addressing these matters and will aim to submit this, together with any further supporting evidence, to the Examination Inspector by **25 May 2019**.