

# **BRIGHTON AND HOVE CITY COUNCIL COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION**

## **DRAFT HEARINGS PROGRAMME V3**

Examiner – Jameson Bridgwater PGDipTP MRTPI

Hearings commencing at 10:00 2 April 2019

To be held at:

Brighton Town Hall, Bartholomew Square, Brighton BN1 1JW.

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

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## **Agenda**

**10:00** – Examiner’s Opening Statement

**10:10** – Council’s Opening Statement

**10:25** – The Proposed CIL Rates

### **Part One – Residential applies to C3 use class**

(a) Are the 3 local levy rates and zones for Residential (Use Class C3) Zone 1- £175sqm, Zone 2 - £150sqm and Zone 3 - £75sqm, 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 Brighton & Hove?

(b) Overall do they strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability with particular regard to the securing the delivery of housing in Brighton & Hove?

Invited Participants: TBC, plus Council

### **Part 2 –Private care residential homes with a degree of self-containment including Extra Care and Assisted Living**

(a) Is the local levy rate of £100sqm for Private care residential homes with a degree of self-containment including Extra Care and Assisted Living in Zones 1 and 2 justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council’s recently adopted planning policies?

(b) Overall do they strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Invited Participants: TBC, plus Council

### **Part 3 – Nil CIL charge zone (DA2 Brighton Marina, Gas Works, Black Rock Area and King Alfred Leisure Centre/RNR site and Brighton General Hospital site)**

(a) Is the local levy rate of £0sqm for Nil CIL charge zone justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council’s recently adopted planning policies?

(b) Overall do they strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Invited Participants: TBC, plus Council

#### **Part 4 – Purpose Built Student Housing / Purpose Built Shared Living Accommodation**

(a) Is the local levy rate of £175sqm for Purpose Built Student Housing / Purpose Built Shared Living Accommodation justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's adopted planning policies?

(b) Overall do they strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability?

Invited Participants: TBC, plus Council

#### **Part 5 – Retail - Larger Format – Retail warehousing/Supermarkets and Retail Other Shopping Units development**

(a) Are the local levy rates for Retail - Larger Format – Retail warehousing/Supermarkets £100sqm and Retail Other Shopping Units development £50sqm justified by appropriate available evidence, having regard to national guidance, local economic context and infrastructure needs, including in relation to the Council's adopted planning policies?

(b) How will the Council differentiate between Retail Larger Format and Retail Other Shopping Units for the purposes collection of the levy? Should a floorspace threshold that reflects the differences in scale be applied to provide certainty and clarity for developers?

(c) Overall, do the retail levy rates strike an appropriate balance between helping to fund the new infrastructure required and the potential effect on the economic viability of retail schemes?

Invited Participants: TBC, plus Council

**17:00 – Close.**

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