

**WAVENEY DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE
LEVY CHARGING SCHEDULE EXAMINATION**

MAIN ISSUES AND QUESTIONS FOR THE EXAMINATION

1.) Is the charging schedule supported by background documents containing appropriate available evidence?

Infrastructure planning evidence:

- a.) Has the available evidence demonstrated an infrastructure funding gap and a total target amount that the authority proposes to raise through the levy?
- b.) Have other funding sources for infrastructure been considered?
- c.) Is it clear what projects or types of infrastructure will be funded in whole or in part by the levy? What are the known site-specific matters where s106 contributions may continue to be sought?

Economic viability evidence:

- d.) What are the implications for economic viability of costs associated with site specific s106 funding?
- e.) Have appropriate assumptions been made about the effect of the provision of affordable housing on economic viability?
- f.) Overall, have reasonable assumptions been made on the other factors that affect the viability of development?

2.) Are the charging rates informed by and consistent with the evidence?

Residential development

- a.) Does the evidence support differential residential rates for C3 and C4 uses in different parts of the District?
- b.) Are all parts of the District allocated to the correct charging Zones based on the economic viability evidence?

Commercial development

- c.) Has the rate for supermarkets, superstores and retail warehouses been justified by the economic viability evidence? Is there sufficient clarity as to the development to which the charge would apply?
- d.) Has the rate for holiday lets been justified by the economic viability evidence?
- e.) Have nil rates for all other development including hotels, residential

institutions, industrial and office uses been justified by the economic viability evidence?

3.) Does the evidence demonstrate that the proposed charge rates would not threaten the delivery of the relevant Plan as a whole?

a.) Is there an appropriate balance between the need to fund infrastructure and the potential implications for the economic viability of development across the area?

b.) Has an appropriate 'buffer' been used so that an acceptable amount of development can be achieved on lower value sites?

c.) Is it clear how the Council's s106 policies will be varied when CIL is introduced?

d.) Is it clear what the Council's approach to future use of any pooled s106 contributions will be?

In the light of the representations made and the parties who have a right to be heard it is intended that the following questions will be dealt with on the basis of written submissions and will not be considered at the hearing:

1 (a), (b) and (e), 2 (a), (b), (d) and (e) and 3(b)

Some other questions may be dealt with on the basis of written representations and not considered at the hearing, depending on the responses to the consultation on the Council's letter of 28 January 2013.

6/2/13