

**SOUTH OXFORDSHIRE DISTRICT COUNCIL  
COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION**

**Wednesday 29<sup>th</sup> July 2015  
Benson Parish Hall, Sunnyside, Wallingford OX10 6LZ**

**PROGRAMME**

**9.30am – 5pm**

**1. Introduction**

- Examiner's Opening Statement
- Council's Opening Statement (*optional*)

**2. Legal and procedural matters**

- Basis for the Examination
- Procedural compliance
- Development plan preparation

**3. Is the Charging Schedule supported by appropriate available evidence on infrastructure requirements? To include discussion on:**

- Infrastructure Delivery Plan
- Estimated CIL income
- Operation of CIL and S.106 regime

**4. Residential development**

**4a – Are the proposed residential levy rates supported by appropriate available evidence on viability? To include discussion on:**

- Generic typologies and site sampling
- Viability inputs and assumptions (*including building costs, S.106/S.278 costs, affordable housing, fees, profit, benchmark land values*)
- Phasing of CIL payments

**4b - Are the proposed residential levy rates informed by and consistent with the evidence? Does the evidence demonstrate that the proposed residential levy rates would not put development at serious risk? To include discussion on:**

- Definitions in the Draft Charging Schedule
- Approach to strategic sites
- Other CIL Zones and rates
- Student accommodation
- Viability buffers and housing delivery

**5. Office development**

**Is the proposed office levy rate supported by appropriate available evidence on viability? Is the proposed office levy rate informed by and consistent with the evidence? Does the evidence demonstrate that the proposed office levy rate would not put development at serious risk? To include discussion on:**

- Typologies
- Viability inputs and assumptions
- Levy rate, viability buffers and delivery

## 6. Retail development

Is the proposed retail levy rate supported by appropriate available evidence on viability? Is the proposed retail levy rate informed by and consistent with the evidence? Does the evidence demonstrate that the proposed retail levy rate would not put development at serious risk? To include discussion on:

- Definitions in the Draft Charging Schedule
- Typology and viability inputs/assumptions
- Levy rate and overall viability buffer
- Retail delivery

## 7. Other Matters

## 8. Examiner's Closing Remarks

### **Participants**

*722704 – Kemp and Kemp for UKAEA*

*728927 – West Waddy ADP for Oxford Brookes University*

*730097 – Berinsfield Parish Council (David Eldridge)*

*847154 – Boyer Planning for Wates Development Ltd*

*866543 – Barton Willmore for Mr and Mrs Cook*

*866553 – Savills for National Housebuilder and Landowner Consortium*

*892315 – High Barn Developments Ltd*