

Torbay Community Infrastructure Levy Charging Schedule Examination

Wednesday 9 November 2016. 10 am. Meadfoot Room, Town Hall, Torquay, TQ1 3DR.

Examiner's Note

Clarification on scope of the examination.

In the light of several representations it is important to note the limitations imposed by the legislation on the scope of the examination. The examination is required to consider whether:

- The authority has complied with the legislative requirements
- The charging schedule is supported by appropriate available evidence
- The proposed rates are justified by economic viability evidence
- The proposed rates would threaten delivery of the Torbay Local Plan

It is not the role of the examination to challenge the contents of the Council's Regulation 123 list other than to establish whether the list helps to provide evidence of a potential infrastructure funding gap. The examination is not concerned with arrangements that the Council may make in relation to collecting the levy or offering discretionary relief.

Hearing Agenda

Introductions

Outline by the Council of the proposed levy and steps taken to meet the legislative requirements.

The potential funding gap

The viability implications of the proposals for strategic sites

The viability of the proposed levy on small residential sites within built up areas

The proposed levy for retirement housing

The assumptions and evidence used in the viability studies

Any other matters

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Examiner