

Vale of White Horse - Community Infrastructure Levy. Draft Charging Schedule.

Examination Agenda and Examiner's Questions for Virtual Hearing 27 May 2021

Introduction

Attendance

Outline of procedure to be followed

Residential Sales Values

Is the index approach used by Aspinall Verdi (AV) appropriate.

How does the assessment by AV look in the light of the current property market.

Are the affordable housing transfer values based on sound evidence.

Development Costs

Has AV under-estimated the cost of residential development

If so which are the most critical elements of under-estimation and does the extent of the under-estimation undermine the viability assessment.

Viability Buffer and Balance

Is the viability buffer both adequate and sufficiently transparent

Would the proposed CIL charges threaten the viability of development.

Variable Rates

Is there adequate justification for the geographical variation in the CIL rates

Any other Matters Arising