

HARROGATE BOROUGH COUNCIL COMMUNITY INFRASTRUCTURE LEVY SCHEDULE EXAMINATION

DRAFT HEARINGS PROGRAMME

Examiner – Jameson Bridgwater PGDipTP MRTPI

Hearings commencing at 10:00 23 October 2019

To be held in the Fountains Room at

The Civic Centre, St Luke's Avenue, Harrogate. HG1 2AE

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

- a. Are the 3 local levy rates and zones for Residential Zone 1 and sites of 10 units or fewer in all areas - £50sqm, Zone 2 - £0sqm and Zone 3 - £0sqm, 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 Harrogate?
- b. Are the 2 local levy rates and zones for Sheltered Housing Zone 1 and Zone 3 - £60sqm and Zone 2 - £0sqm, 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 Harrogate?
- c. Overall, do the residential levy rates 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 Harrogate (viability buffer)?

Invited Participants: Christopher Hughes & Rachel Wigginton (Ripon Civic Society)
Alyn Nicholls (Thornton & Lindley) plus Council

Part 2 – Employment Development - Distribution

- a. Is the local levy rate of £20sqm for Employment Development – Distribution 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 Harrogate?
- b. Overall, does the Employment Development - Distribution levy rate strike an appropriate balance between helping to fund new infrastructure and the potential effects on economic viability (viability buffer)?

Invited Participants: Council

Part 3 – Retail Development

Shops

- a. Is the local levy rate of £120sqm for Shops – Central Harrogate 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 Harrogate?
- b. Is the local levy rate of £40sqm for Shops – Other – Zone 1 and Zone 3 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 Harrogate?

Supermarkets

- c. Is the local levy rate of £120sqm for Supermarkets 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 Harrogate?
- d. Does the available evidence demonstrate that it is necessary to have a local levy rate of £40sqm for Smaller Supermarkets? If so in the interests of clarity and certainty should the Charging Schedule set out clear thresholds (gross floorspace) at which the 2 charges should apply?

Retail Warehouses

- e. Is the local levy rate of £120sqm for Retail Warehouses 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 Harrogate?
- f. 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 (viability buffer)?

Invited Participants: Karen Read (ALDI) plus Council

Part 4 - Other Matters

- a. Where differential rates are set by zone, does the charging schedule adequately identify the location and boundaries of zones in accordance with (Regulation 12(2)(c) that requires this to be on an Ordnance Survey map which shows National Grid lines and reference numbers)?

17:00 – Close.

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