

**CHICHESTER COMMUNITY INFRASTRUCTURE LEVY  
CHARGING SCHEDULE EXAMINATION**

**RESIDENTIAL RATES**

**Strategic development locations**

**3. In the light of the answers to question 2, does the available evidence demonstrate that the SDLs would be viably able to support the proposed charge of £120psm and, given the importance of the SDLs to meeting the district's future housing requirements, whether or not the proposed charge would put at risk the overall development of the area?**

**Response**

3.1 The sites are large strategic greenfield sites in relatively high value areas. The Council has worked closely with the developers over several years to enable delivery.

3.2 We have undertaken site specific viability tests of the strategic sites and concluded that based on the available evidence CIL would not put delivery at risk. Details of the strategic site testing is in section 8 of the Peter Brett Viability Study, p46 para8.23 onwards (CIL-02).

**Charging Zones and Rates**

**4. Does the available evidence on residential sales values support the need for more than one charging zone in the south of the district? If so where would the boundaries be drawn and would such an approach comply with the regulations and guidance on setting differential rates?**

**Response**

4.1 The PBA Viability Study, Section 7 p31(CIL-02) explains the approach to band setting within Chichester.

4.2 Although there are variations in house prices in the southern zone, the majority of planned development will occur in similar house band price areas. It is therefore regarded as inappropriate to over complicate the charging schedule with a 'patchwork' approach to charging either by geography or size of development.