

**CHICHESTER COMMUNITY INFRASTRUCTURE LEVY
CHARGING SCHEDULE EXAMINATION**

RESIDENTIAL RATES

Charging Zones and Rates

5. Does the difference in sales and land values between the north and the south of the district support the differential between the rates of £120psm for the south of the district and £200psm for the north?

Response

5.1 The viability testing shows a clear difference in viability between the north and south of the district in respect of residential development.

6. In the light of the change in government policy on the site size threshold for affordable housing, does the evidence support the case for a differential CIL rate for small sites of 10 dwellings or less?

Response

6.1 The intention behind the change in government policy is to improve the viability of residential schemes beneath the threshold levels of 10 in urban areas and 5 in rural. This potentially creates an opportunity to increase the CIL levels for schemes that no longer have to contribute to affordable housing either on site or offsite.

6.2 The Council has considered the issue and decided not to pursue a higher CIL charge on smaller schemes and therefore there is no reason to alter the viability testing.