



Examination of the Maidstone Community Infrastructure Levy (CIL) Charging Schedule

**Hearing Programme -
Version 2
Issued 24 May 2017**

**Examiner: David Spencer
BA(Hons) DipTP MRTPI**

Hearing Date: 14 June 2017

**Wednesday 14 June 2017, at 10:00
Maidstone Town Hall, High Street, Maidstone ME14 1TF**

Examiner's Note on the Programme:

In 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 Council has complied with all legal and procedural requirements in preparing the draft charging schedule;
- The draft charging schedule is supported by appropriate available evidence, including the actual and expected costs of infrastructure and economic viability of the area;
- The proposed charging rates are informed by, and consistent with, the evidence;
- The evidence shows that the proposed rates would not put at risk the overall development of the area as proposed in the relevant development plan; and
- The draft charging schedule includes an appropriate map.

It is not the function of the examination to scrutinise the Council's Regulation 123 list (the infrastructure list), other than to consider the list as part of the evidence of a potential infrastructure funding gap. Additionally, the examination is not required to consider governance arrangements once a levy is in place, including neighbourhood apportionments, instalment policies or discretionary relief.

Hearing Programme:

Participation:

Representatives for Maidstone Borough Council will be in attendance throughout the hearing to explain Maidstone's approach to CIL, contribute to the discussion and assist in answering questions posed by the Inspector. To assist those who have expressed that they wish to be heard, the Inspector has indicated on the programme below where he anticipates hearing from these participants.

Morning – 10.00

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

Sherrie Babington - Joint Parish Group
3. Inter-relationship between the charging schedule and the emerging Local Plan
4. The potential funding gap
5. The viability implications for residential development

Afternoon – 14.00

6. The proposed levy in relation to retirement and extra care housing

DHA Planning
7. The proposed levy in relation to retailing
8. Other rates
9. Any other matters
10. Next steps and Close

David Spencer

Examiner

24.5.17