

**Independent Examination of the
Maidstone Community Infrastructure Levy Draft Charging Schedule**

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Dear Mr Egerton

Maidstone CIL - Sensitivity Testing on Differential Residential Rates

I would like to thank the Council for efficiently providing the Examination Note on differential residential rates and the accompanying Technical Note from Peter Brett Associates (PBA) following discussion at the examination hearing last week. I have now had the opportunity to carefully consider the additional material with reference to what was discussed at the hearing, the existing published evidence and the guidance in the Planning Practice Guidance (PPG). I have asked the Programme Officer that the Notes are placed on the examination webpage as documents CILEX08 and CILEX08a, together with this letter.

From the evidence before me, including the minimal comment on the proposed rates at the Regulation 16 consultation, I am now in a position to come to a conclusion on whether the proposed residential rates in the submitted Draft Charging Schedule can be described as "reasonable" with reference to the available evidence (including the two latest notes) as per PPG at paragraph 19 (25-019-20140612). I can now also conclude on whether there is sufficient distinction between "urban" and "rural" as geographical zones where different rates would be consistent with the economic viability evidence, as required by paragraph 21 of the PPG (25-021-20140612).

I will address the content of the additional notes in my report. Whilst I have considered very carefully the attractiveness of an option of equalising rates at the higher £99per square metre point I am advising your Council that a modification (that would require additional consultation) to the proposed residential rates would not be necessary to meet the drafting requirements. As such the timetable for my report remains as set out at the examination hearing.

I trust this is helpful. If the Council wishes to respond or add anything to its note CILEX08 I would need to receive this by no later than Monday 26 June.

Yours sincerely

David Spencer

Examiner.