

## Draft CIL--- response

Sent: 22 July 2013 12:11  
To: Planning Policy

Community Infrastructure Levy (CIL) Regulations 2010 (as amended) – Statement of Representations Procedure for Draft Charging Schedule.

We would make the following representations:

1. The residents of Woking are fearful of building development in the Borough because of a poor record of matching infrastructure upgrades with these developments. These fears are confirmed by the figures in the Plan e.g. Planned CIL receipts for 2007/13 were £8.9 million. Actual receipts £3.58 million As an example, Woking has recently seen the completion of two large developments in one part of town ( New Central and The Centrium) providing 630 new homes but no improvements to access roads, no new surgeries, insufficient new funding for schools.
2. There is no clear definition of "Infrastructure". In our opinion this should include:  
Roads  
Schools  
Doctor's surgeries  
Hospitals  
Community facilities  
Police and emergency services
3. All CIL payments should be received before first occupation without exception.
4. What happens if a developer goes into liquidation or is taken over before CIL payments made? The obligation for CIL payment must lie with the development not just the initial developer. Any loopholes which allow the developer to escape payment must be corrected.
5. It appears that most of the CIL payments received will not, in practice, be used for infrastructure enhancement--vide  
5% set aside for WBC admin. costs  
25% set aside for community projects  
40% set aside for SANG  
This leaves just 30% for true infrastructure upgrade!
6. For 2007/13 the projected funding gap/CIL was £8.99 million but receipts were £3.58 million ( 40%)  
For 2013/23 the projected funding gap is £77 million. On past performance WBC will receive just £31 million, leaving the taxpayer with a funding gap of £46 million

Yours faithfully

Anthony & Jenny Saunders



