



CHOBHAM PARISH COUNCIL

The Clerk, Chobham Parish Pavilion, Recreation Ground, Station Road
Chobham, Woking, Surrey GU24 8AJ

Tel: 01276 856633 Fax: 01276 857788

Email: Parish@Chobham.net Website: www.Chobham.net/parish

The Planning Policy Team
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey GU21 6YL

31 JUL 2013

26th July 2013

Dear Sir,

CIL Preliminary Draft Charging Schedule

Thank you for the opportunity to make final representations in respect of the above document before it is submitted to the Independent Inspector for Examination. Chobham Parish Council would like to reiterate the comments made in its response of 5th March 2013 (copy attached).

Yours sincerely,



C L Cooper
Deputy Clerk





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5th March 2013

Dear Sir,

CIL Preliminary Draft Charging Schedule

Thank you very much for inviting our views on your *CIL Preliminary Draft Charging Schedule* consultation. While Chobham lies in the Borough of Surrey Heath and the *CIL Charging Schedule* is primarily a matter for Woking Borough, we wish to draw to your attention a significant inconsistency arising from the differences between the schedules for the two Boroughs. The eastern boundary of the parish of Chobham (and hence Surrey Heath) is co-terminus with the Woking boundary. In places, this boundary divides residential areas that naturally affiliate to the community of Chobham. For example, the boundary runs along the centre of Scotts Grove Road, dividing residences on the western side (Surrey Heath) with those on the eastern side (Woking). Similar anomalies arise with Chobham Lakes (Castle Grove Road) & Mimbridge (where the boundary actually runs through Coxhill Manor Care Home).

Comparing the draft CIL tariffs for Surrey Heath and Woking in these areas reveals a substantially different charging structure across the boundary (£/m²):

| Classification | Surrey Heath | Woking |
|---|--------------|--------|
| Residential (C3) | £250 | £125 |
| Residential (C2 Low/Mid Dependency) | £100 | £125 |
| Residential (C4) | £60 | £125 |
| Retail (A1 Comparison including sales areas of garden centres and horticultural nurseries and convenience at petrol filling stations, A2, A3, A4, A5) | £100 | £75 |
| Retail Warehousing | £200 | £75 |
| Retail (Convenience) | £250 | £75 |
| All other development | £0 | £0 |

For the residential areas identified, therefore, adjacent new C3 residential properties of 250m² would attract a CIL of £62,500 in Surrey Heath and £31,250 in Woking, which seem disproportional for properties that otherwise enjoy similar benefits. Similar differences exist for other classes of development.

Yours sincerely,

CL Cooper
Deputy Clerk

Cc: Mrs Jenny Rickard, Executive Head of Regulatory Services, Surrey Heath Borough Council

