

## CIL Regulations 2010 (as amended) – & Consultation on Climate Change Supplementary Planning Document (SPD)

KAKAD JIT [REDACTED]

Sent: 27 August 2013 23:47

To: Planning Policy

Cc: [REDACTED]

Dear Sirs,

Further to above consultation process I hereby request to be sent to me:

- That the Draft Charging Schedule has been submitted for Independent Examination;
- The publication of the recommendations of any person appointed to carry out an Independent Examination of the Draft Charging Schedule; and
- The adoption of the Charging Schedule

My representations are as below:

A). CIL Regulations 2010:

i). £300/sq.m CIL needs to be scaled within the Woking districts/wards based on existing land use proportion between Employment (B uses) and Retail (A uses).

ii). For the 10 yr period of this levy- projection of the areas between B uses and A uses are to be NET and definition of this made clear at the very onset of the documents.

iii). Also a comment has to be made on what % historically Woking has wrt recycling of floor areas between the two categories B and A uses.

iv). With respect to Playing Pitch Strategy Review (2012) the base projection costs for maintenance for the 10yrs CIL implementation timetable have to be RPI index linked.

v). Infrastructure requirements table to include among Transport & Education, provision of managed broadband communication infrastructure (rather than rely on commercial vagaries) and IP CCTV for crime prevention and visible policing.

vi). Revision of CS12 - Affordable Housing. This document needs to be reviewed in keeping with the CIL timetable wrt % of affordable homes with due consideration for 'Families', 'Young persons' and 'Elderly'.

B). Climate change SPD wrt CS22 – Sustainable construction and CS23 – Renewable and low carbon energy generation of the Core Strategy.

i). Adopt Mayor of London approach to devise Woking's version of Harmonised design standards for new Homes. This code has 9 categories covering energy & CO2 emission, water, materials, surface water run-off, waste, pollution, health & well being, management and ecology. A criteria that captures within Planning approvals process should automatically trigger higher codes levels as year advances within the 10yr period.

ii). A well publicised and transparent Woking's strategy for 'de-carbonising' energy supply network is to be devised with use of CIL levy and/or planning fees income.

Regards

Jit

