

**Woking Borough Council Community Infrastructure Levy
Examination into Draft Charging Schedule**

Examiner's preliminary questions

Natural England's consultation response dated 27 August refers to their comments on the preliminary draft charging schedule dated 2 April 2013. Please provide a copy of that letter.

Is it appropriate to include the Regulation 123 list within the Charging Schedule itself, bearing in mind that is a "living" document which is likely to be subject to change during the lifetime of the Charging Schedule? How are schemes identified in the Regulation 123 list related to the infrastructure assessment underpinning the Core Strategy/other relevant plan?

DSP's Viability Study (VS) is dated January 2013. Has it been updated since then? How has the advice in Paragraph 27 of the CIL Guidance been addressed in the VS? Are the scenarios examined in the VS typical of the sites expected to come forward under Core Strategy policy CS10? Is there any material difference between greenfield and brownfield build costs in Woking, and if so how has that been dealt with in the VS

Does the Council have any evidence about the viability of typical local retirement housing (Class C3)?

Paragraph 87 of the CIL Guidance requires information about how the Council's section 106 policies will be varied after CIL is adopted; can this be explained in the case of Woking. How will s. 106 operate after CIL is adopted, and have potential CIL charging rates per dwelling or per development equivalent been compared with current s.106 contributions levels? How has the notional £1,500 per unit s106 payment post CIL used in the CIL been arrived at?

What is the relationship between the requirements in policy CS8 of the Core Strategy, which requires payments towards SANGS and SAMM, and CIL which will be used to provide SANGS? NB the Viability Study appears to have assumed (paragraph 2.6.9) that this will continue to be paid - is that correct?

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Examiner