



Woking Borough Council
Community Infrastructure Levy
Woking Borough Council's Opening Statement

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Woking Borough Council's Opening Statement

My name is Ernest Amoako, the Planning Policy Manager at Woking Borough Council. On behalf of the Council, I would like to welcome the Examiner, participants and everyone in the audience to the Woking Community Infrastructure Levy (CIL) draft Charging Schedule Examination Hearing.

Woking Borough Council has submitted to the Examiner for Examination a draft Charging Schedule that it believes strike an appropriate balance between the desirability of funding from CIL the estimated cost of infrastructure required to support development of the area, taking into account other sources of funding and the potential effects of the imposition of the levy on the economic viability of development across the area.

The Council has an up to date Core Strategy (October 2012) that post dates the publication of the National Planning Policy Framework to provide the policy context and justification for the introduction of CIL. The Core Strategy sets out specific development requirements to meet the needs of the community up to 2027. The sustainable development of the Core Strategy proposals will depend to a significant extent on how well they are supported by adequate infrastructure. Whilst most of the funding to deliver the infrastructure will come from public sector sources, there is no doubt that CIL contributions will play a significant role in achieving this objective. For this reason, the Council wishes that the draft Charging Schedule will be supported by the Examiner to enable the comprehensive delivery of the Core Strategy.

The draft Charging Schedule has evolved through its statutory stages of preparation with effective involvement of the public and key stakeholders at all the relevant stages in accordance with the Council's Statement of Community Involvement (SCI). The SCI is on the Council's website (www.woking.gov.uk).

The Council has published self assessments to confirm that the preparation of the draft Charging Schedule:

- complies with the statutory requirements for preparing a draft Charging Schedule in accordance with the Planning act 2008 (as amended) and the Community Infrastructure Levy Regulations 2010 (as amended);
- has met the consultation requirements in accordance with Regulations 15 and 16 of the CIL Regulations 2010 (as amended); and
- has met the requirements of Regulation 19 of the CIL Regulations 2010 (as amended).

The Council is also satisfied that the draft Charging Schedule is supported by appropriate and robust evidence. The list of the relevant evidence is published on the Council's website.

The Council is at the delivery phase of the Core Strategy and is committed to ensure its comprehensive delivery. In this regard, it is concerned to ensure that the rates at which the levy is set will not compromise the effective delivery of the Core Strategy. It is satisfied that the charging rates are reasonable and will not threaten the delivery of the Core Strategy.

One of the key concerns of local residents and Members of the Council is that often infrastructure delivery lags behind development. The commitment to adopt CIL is supposed to help overcome this concern. The Council wishes that the draft Charging Schedule will be supported by the Examiner to enable it to secure the necessary contributions to align infrastructure delivery with development coming forward. The Examination Hearing will offer the opportunity for the Council to present its case to justify the proposed charging rates.

I should emphasise that the Council is willing to assist the Examiner and all the participants by providing any information that might be necessary to ensure the smooth running of the Examination Hearing.

Thank you.

Ernest Amoako

Planning Policy Manager

Woking Borough Council