

SHBC/7

Opening Statement by Surrey Heath Borough Council CIL examination

The Council's Community Infrastructure Levy (CIL) Draft Charging Schedule sets out the proposed charges for residential and commercial development within the borough

In producing the draft charging schedule the Council has had regard to issues raised at the Preliminary Draft charging stage

In developing the draft charging schedule the council has taken a cautious approach to land values, sale values and other assumption used. The Council has also recognised viability issues and has sought to provide viability buffers. The Council has had regard to other potential funding sources.

Throughout the development of the charging schedule the Council has worked with Montagu Evans, a national firm of Chartered Surveyors, whose work includes valuations and viability feasibility to ensure that the approaches taken reflect recognised best practice in undertaking valuation and viability work. Montague Evans has peer reviewed the work undertaken. In developing the charge the Council has used information derived from the Valuation Office Agency in Guildford. The Council has also had regard to the Harman Report on the Viability Testing of Local Plans.

With regard to the residential element of the Cil Draft Charging Schedule the Council has to take into account the overriding requirement to avoid harm to the European sites surrounding our borough. All of the borough lies within 5km of these European sites and it is therefore necessary for all types of C3 uses to provide avoidance measures to avoid harm to these sites. The draft charging schedule therefore has to reflect the cost of providing avoidance measures through the provision of Suitable Alternative Natural Greenspace (SANG). Without such mitigation measures in place the Council cannot allow the development of all types of C3 uses. The Council is aware that this examination session will discuss this issue further.

We are confident the Cil charging schedule before you represents the most suitable, appropriate and viable to delivering infrastructure in the borough which reflects the Infrastructure requirements in the Infrastructure Delivery Plan for the Councils adopted Core Strategy.

Accordingly I would commend the Charging Schedule to you as being in accordance with national guidance.